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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, October 2, 1969.

The City Planning Commission met pursuant to notice on Thursday, October 2, 1969 at 2:15 p.m. at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, President;
James S. Kearney, Vice President;
William M. Brinton, James A. Finn;
Thomas G. Miller, Walter S. Newman,
and Mrs. Charles B. Porter, members
of the City Planning Commission

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; William A. Proctor, Planner IV; James Jeffrey, Planner II; Walter Stoll, Planner II; Daniel Sullivan, Planner II; Patricia Sheehan, Planner II; and Lynn E. Pio, Secretary.

APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Finn, and carried unanimously that the minutes of the meetings of September 12, 18, and 25, 1969 be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, called attention to the fact that a special meeting has been scheduled for next Friday, October 10, at 2:00 p.m. for a field trip to the Northern Waterfront area.

The Director reported that architects in the employ of the Public Utilities Commission had studied various options for bringing rapid transit service into the airport and had concluded that an extension of the BART system stub-ending in the terminal complex would be the most feasible system.

The Director advised the Commission that he had given a presentation of the South Bayshore Plan to the Planning Committee of the San Francisco Planning and Urban Renewal Association on Wednesday.

The Director reported that the Board of Supervisors, meeting on Monday, had adopted a resolution indicating its decision to pursue the development of Alcatraz Island, accepting the basic development proposal offered by Lamar Hunt, and authorizing the Chief Administrative Officer to negotiate a lease with Mr. Hunt. In spite of the official policy of the City Planning Commission that the Island be acquired for permanent open space, he felt that

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he would have to meet with Mr. Hunt to formulate urban design and use parameters for the project based on the development criteria and policies which had previously been developed by the staff of the Department of City Planning. The Commission agreed with the Director that he should meet with Mr. Hunt as he had proposed to do.

STAFF REPORT ON STATUS OF FERRY BOAT PROPOSAL AND THE OPTIMUM
BUS PROPOSAL FOR TRANSIT SERVICE BETWEEN SAN FRANCISCO AND MARIN COUNTY

The Director summarized a memorandum which he had prepared on the subject of improving public transportation in the San Francisco-Marin Corridor. The memorandum, which is available in the files of the Department of City Planning, contained a review and evaluation of current proposals for improving transportation service in the San Francisco-Marin Corridor and offered the following conclusions and recommendations:

"III. CONCLUSION AND RECOMMENDATIONS

In view of the staff's evaluation of these important recommendations for transportation in the North Bay corridor, it is my judgment that four immediate actions are necessary:

A. Inaugurate an improved bus service to Marin at the earliest possible date to reduce existing auto congestion on the Golden Gate Bridge and its approach routes in Marin and San Francisco;

B. Inaugurate a coordinated ferry-feeder-bus service as quickly as possible to further reduce bridge and approach system congestion, and to provide a weekend recreational service. Restructuring the bus system should be undertaken to provide feeder services to the ferries and to provide trunk-line service to destinations not well-served by the ferries;

C. Take steps now to plan for future rapid transit to Marin County and its neighboring counties to the north.

D. Establish a single agency to develop a erate
all public transportation facilities in the San sco-
Marin corridor.

Recommendations:

I would therefore recommend that the City Planning Commission:

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A. Urge the Mayor and the Board of Supervisors to take action for San Francisco to work with the Golden Gate Bridge and Highway District and the Marin County Transit District to establish an improved bus system as a first interim step towards relieving the current congestion on the Golden Gate Bridge;

B. Endorse the suggested routes for Marin buses within San Francisco as contained in this report;

C. Urge the Mayor and the Board of Supervisors, in cooperation with the Golden Gate Bridge and Highway District and other appropriate agencies, to take action toward establishing and financing a San Francisco-Marin ferry system;

D. Urge the Mayor and the Board of Supervisors to take action, along with appropriate agencies involved, to initiate the development of a preliminary plan for future rapid transit to Marin County and the North Bay counties, with the goal of getting rapid transit operational at the earliest possible date; and

E. Recommend to all parties concerned that all elements of the North Bay corridor transportation problem -- autos, buses, ferries and feeder buses, future rapid transit, and the Golden Gate Bridge and its approaches -- be considered as one integral system."

Concluding his report, the Director distributed copies of a draft resolution which he had prepared and recommended its adoption. The draft resolution contained the following resolves:

"NOW THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby accept and endorse the recommendations contained in the Director's memorandum; and,

BE IT FURTHER RESOLVED, That the City Planning Commission authorizes the Director of Planning to work with appropriate officials of the City and County of San Francisco and appropriate officials of other concerned agencies towards implementation of these recommendations."

Commissioner Porter asked if San Francisco would have to bear the financial responsibility for initiating a ferry boat system by itself. The Director replied in the negative, indicating that the Golden Gate Bridge and Highway District would have to be involved in the project if it were to be feasible.

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Dick Evans, representing the Traffic Engineering Bureau of the Department of Public Works, indicated that he was in agreement with most of the recommendations contained in the Director's report; however, he felt that further consideration should be given to the need for off-street terminals in San Francisco to serve the commuters. The Director replied that the draft resolution which he had recommended to the Commission for adoption would allow various options, including the one mentioned by Mr. Evans, to be pursued.

Seymour Kashin, General Manager of the Marin County Transit District, advised the Commission that his agency had already gone on record favoring the optimum bus system as being most desirable at the present time. He indicated, however, that the policy which they had adopted would be completely flexible with regard to the initiation of other transit systems in the future.

The Director stated that the policy which he was recommending to the Commission would be less flexible since it would call for the initiation of both the optimum bus system and the ferry boat system as soon as possible.

After further discussion it was moved by Commissioner Kearney, seconded by Commissioner Brinton and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6427.

At 3:00 p.m. President Fleishhacker announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 3:10 p.m. for hearing of the remainder of the agenda. Commissioner Miller absented himself from the meeting room for the remainder of the meeting.

CU69.44 312-22 Baker Street, east line, 50 feet north
 of Fell Street.
 Request for a convalescent hospital (mental
 health rehabilitation center) in an R-4 district.

R. Spencer Steele, Assistant Director-Implementation, stated that he had received a letter from Francisco J. Centurion, architect for the applicant, requesting that the subject application be withdrawn without prejudice. He distributed copies of a draft resolution which he had prepared to approve the request for withdrawal and recommended that the draft resolution be adopted.

Mr. Centurion, who was present in the audience, stated that the proposed project would have to be approved by several different agencies; and a great deal of information would have to be made available regarding the program proposed. Since it was not known how much time might be needed to obtain those approvals, his clients had requested that the conditional use application be withdrawn without prejudice at the present time.

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After discussion it was moved by Commissioner Brinton, seconded by Commissioner Finn, and carried unanimously that Resolution No. 6428 be adopted and that withdrawal of the subject application be approved.

CU69.50 153-7 Lobos Street, south line, 325 feet east
 of Capitol Avenue.
 Request for a nursery school day care center
 for no more than 34 children in an R-1 district.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He stated that the property is presently occupied by two one-family dwellings, one of which is badly deteriorated. After clearing the land, the applicants proposed to construct a one-story building to be used as a nursery school and day care center for 34 children. The City Planning Code would require at least one hundred square feet of outdoor play area for each child to be accommodated; and the applicants proposed to leave 3,444 square feet of open area on the lot for play activities. The Planning Code does not establish a specific parking requirement for a nursery school, day nursery or child care center, but in authorizing a conditional use the Planning Commission could require that an appropriate number of off-street parking be provided. The applicants had proposed to provide two off-street parking spaces on the subject lot.

Grover C. Vinette, one of the applicants, stated that his wife and two other women had made a survey and had found that 278 people in the subject neighborhood were of the opinion that a day care center such as the one being proposed is needed in the subject neighborhood. It had been difficult to find a site which would provide sufficient play area; however, the subject site seemed to fulfill all of the necessary requirements.

President Fleishhacker asked about the hours of operation of the proposed school. Mrs. Poole, another one of the applicants, stated that the nursery school would be operated from 7:00 a.m. to 6:00 p.m.

Commissioner Porter asked if the nursery school would be open to all children or only to children from the subject neighborhood. Mrs. Poole replied that all children would be welcome; however, she expected that most of the children would come from the subject neighborhood. She stated that she already has a small nursery school operation in the area; and because of the lack of sufficient space, she had been forced to turn people away.

Commissioner Brinton inquired about the agencies which would be involved in supervising the proposed facility. Mrs. Poole replied that school would be supervised by the State Department of Social Welfare; and she indicated that she was familiar with all of the requirements of that agency.

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President Fleishhacker inquired about the amount of experience which Mrs. Poole had acquired in nursery school-type operations. Mrs. Poole replied that she had been in the field for approximately ten years.

The Secretary read a letter from Anne Jayne, chairman of the OMI Child Care Committee. Mrs. Jayne stated that her committee had obtained the names of 135 families who need and desire day care for a total of 314 children of eligible age. Another 63 families with 137 children had indicated that day care center facilities are needed even though their incomes would be too high to qualify for centers supervised by the State. From that survey and from her own observation, she felt that the need for private day care centers is so great that the establishment of such centers would be of great benefit to the community.

Raymond F. Peppars, Jr., 115 Lobos Street, spoke in opposition to the subject application. He stated that many people who are supposed to be taking care of children are not doing their jobs; and the children are destroying other people's property. He felt that the proposed use would place a burden on residents of the subject neighborhood, and he did not believe that it would be fair to punish residents of the area in that way. Mr. Peppars also stated that it was his understanding that the applicants had requested reclassification of the subject property from R-1 to R-3; and he objected to such a zoning change.

President Fleishhacker advised Mr. Peppars that the subject application did not involve a change of zone; the applicants were merely requesting conditional use authorization for the day care center in the existing R-1 district.

Mr. Peppars inquired if an undesirable use such as a blacksmith shop could be operated on the subject site if the day care school were to fail after being approved by the Commission. President Fleishhacker replied in the negative and indicated that the property would have to revert to single-family use if the day care center were abandoned.

Commissioner Newman asked if Mr. Peppars were aware that the proposed day care center would be for preschool-aged children. Mr. Peppars replied in the affirmative but indicated that the enrollment age might change at a later date if the application were approved by the Commission.

Lloyd Dold, 173 Lobos Street, asked how the proposed facility would affect the parking situation in the subject neighborhood. Mrs. Poole believed that adequate parking space would be available particularly in view of the fact that parents would not linger when bringing children to the school in the morning or picking them up in the afternoon.

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James Johnson, 169 Lobos Street, stated that he had purchased his property eighteen years ago; and, at that time, the subject neighborhood was a nice residential area. Now the neighborhood is experiencing a great deal of trouble; and many windows have been broken. If he had known that a school would be constructed in the neighborhood, he would never have purchased his property. Under the circumstances, he felt that he had to protest the subject application since the proposed school would be detrimental to the area unless it were conducted in a peaceable manner.

Commissioner Kearney doubted that children of preschool age would cause many problems in the neighborhood.

Mrs. Poole stated that the children would be outdoors only one and one-half hours in the morning and one and one-half hours in the afternoon.

Mr. Peppars expected that the children would climb fences and damage other people's property. He felt that the school would be better located somewhere else other than in the middle of a residential lot. If the application were approved, the applicants would probably make a good deal of money; however, people living in the neighborhood would suffer.

Mr. Johnson stated that he would have taken up a petition against the proposed school if he had known about the application earlier.

Commissioner Finn asked what sort of staff supervision would be provided at the proposed nursery school. Mr. Vinette replied that the school would have five teachers, at least three of whom would be on the site at any one time.

Mr. Steele felt that the need for additional child care centers in the subject neighborhood had been demonstrated; and he believed that the proposed facilities subject to conditions on operation would be compatible with the surrounding single-family neighborhood. Therefore, he submitted a draft resolution of approval containing seven conditions and recommended its adoption. He pointed out that Condition No. 4 would allow the school to operate between the hours of 6:00 a.m. and 9:00 p.m. even though the applicants had indicated that the normal hours of operation would be from 7:00 a.m. to 6:00 p.m.

Commissioner Porter remarked that the Commission had made a field trip to the subject property; and, at that time, she had understood that residents of the neighborhood had not expressed any opposition to the proposed facility. She stated that she was sympathetic with the need for such facilities; however, she was disturbed by the fact that residents of the neighborhood were of the opinion that such a facility would be detrimental to the single-family residential quality of the area. Under the circumstances, she stated that she would not support the recommendation of the staff for approval of the application.

1. The first part of the report deals with the general situation of the country and the progress of the work during the year. It is a summary of the work done and the results achieved. It is a general statement of the work done and the results achieved. It is a general statement of the work done and the results achieved.

2. The second part of the report deals with the specific work done during the year. It is a detailed statement of the work done and the results achieved. It is a detailed statement of the work done and the results achieved. It is a detailed statement of the work done and the results achieved.

3. The third part of the report deals with the financial statement of the work done during the year. It is a detailed statement of the work done and the results achieved. It is a detailed statement of the work done and the results achieved. It is a detailed statement of the work done and the results achieved.

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Commissioner Brinton asked where the nearest day care center is presently located. Mrs. Poole stated that she operates a small day care center for eight children on Ramsell Street.

Commissioner Kearney suggested that the matter should be taken under advisement until the meeting of November 6 at 2:00 p.m. so that residents of the area would have an opportunity to circulate a petition in opposition to the proposed use. Commissioner Finn seconded that motion.

Commissioner Porter suggested that the applicants might take advantage of the additional month to meet with residents of the area to explain their proposal in greater detail.

When the question was called, the Commission voted unanimously to take the subject application under advisement until the meeting of November 6, 1969 at 2:00 p.m.

CU69.51 Portions of the block bounded by Steiner, Ellis, Pierce and Eddy Streets and a portion of the vacated right-of-way of Bourbin Street. Request for a planned unit development with a total of 97 dwelling units and a small local service and retail use area.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He stated that the San Francisco Redevelopment Agency, the applicant, had requested authorization for a planned unit development with a total of 89 dwelling units and a small local service and retail use area not to exceed 3 thousand square feet planned as a necessary support facility to the housing site and other community facilities. The residential density of the development would be 1,050 square feet per dwelling unit, and the height of the proposed building would be within the Planning Code standard of forty feet for an R-3 zoning district.

Piero Patri, representing the Fillmore Development Corporation, described the site plan which he had prepared for the proposed project, noting that two existing houses and a mortuary would be retained. He stated that the project would conform to the R-3 requirements of the City Planning Code with the exception of the rear yard requirements. A parking variance had been granted by the Zoning Administrator so that only 67 parking spaces would be required instead of the 89 spaces which would have had to be provided under the one-for-one parking ratio. The bulk of the project would consist of 14-foot wide townhouses, three stories in height, and apartment buildings on the corners. The apartment buildings would contain 26 one-bedroom apartments, 13 two-bedroom apartments, and 13 three-bedroom apartments. Sixteen of the townhouses would have three bedrooms; and the remaining 21 townhouses would

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have four bedrooms. In addition to the residential units, a combined retail and service building with community facilities above would be constructed on the site. Concluding his presentation, Mr. Patri described and explained elevations of the proposed townhouses and of the commercial building.

President Fleishhacker asked about the size of the proposed community facility. Mr. Patri replied that the community facility would contain approximately 2,800 square feet.

Commissioner Porter asked if the proposed retail facility could be constructed without having the property reclassified to C-2. Mr. Steele replied in the affirmative, stating that small commercial facilities designed to serve specific developments may be approved as part of a planned unit development application.

Commissioner Porter, noting that the retail facilities would face the street, asked if it would not be more desirable to have those facilities open onto the central courtyard of the project. Mr. Patri replied that the retail facilities were intended to serve adjacent projects as well as the proposed project; and he felt that they would be much more accessible if they were oriented towards the street.

No one else was present to speak in favor of or in opposition to the subject application.

Mr. Steele regarded the proposed development as being in keeping with the existing zoning of the area and the goals of the redevelopment plan for Redevelopment Project area A-2; and he recommended that a draft resolution of approval containing four conditions be adopted by the Commission.

Mr. Patri stated that he had no objection to the conditions contained in the draft resolution.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6429 and that the application be approved with the conditions recommended by Mr. Steele.

S69.2 The north and south sides of Lombard Street
 between Van Ness Avenue and Franklin Street
 and between Franklin and Gough Streets.
 Proposal for modification or abolition of
 existing setback lines.

R. Spencer Steele, Assistant Director-Implementation, noted that the subject application had been initiated by the City Planning Commission

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after it had approved a partial modification of the setback on the southwest corner of Lombard Street and Van Ness Avenue; however, since the Planning and Development Committee of the Board of Supervisors had not yet considered the earlier action of the Commission, he felt that it would be desirable to postpone consideration of the subject application until the meeting of December 4, 1969.

President Fleishhacker asked if any of the members of the audience had come to be heard on this matter; and approximately ten people responded. Edward A. Barry, attorney for the owner of a parcel of property located in the subject neighborhood, stated that most of the people who were present in the audience favored the postponement which had been recommended by Mr. Steele.

President Fleishhacker asked if anyone in the audience was opposed to the postponement. No one responded.

Subsequently, it was moved by Commissioner Newman, seconded by Commissioner Brinton, and carried unanimously that the hearing of the subject application be postponed until the meeting on December 4, 1969.

CU69.52 Stanford Court Apartments, 901-905
 California Street, on southwest corner
 at Powell Street.
 Request for modification of conditions
 contained in City Planning Commission
 Resolution No. 6241 which defined the
 limits of permitted changes to the exist-
 ing structure for conversion to a hotel.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He noted that the City Planning Commission had adopted Resolution No. 6241 on July 11, 1968 authorizing conversion of the existing apartment building to a hotel. The applicants were now requesting modification of the conditions contained in the previous resolution to permit construction of an addition to the south side of the existing structure which would extend within approximately three feet of the south property line of the site. The proposal for approximately 17,600 square feet of additional floor area on three floors would extend to a height of approximately 56 feet above Pine Street, approximately 90 feet lower than the top of the existing building. The area proposed for the addition is presently a steep landscaped bank. The addition will consist of a basement level for use as mechanical space and building maintenance and support facilities, a grand ballroom and smaller ballrooms, an addition to the main floor lounge and a roof top terrace above the ballroom. The plan submitted with the application would retain the existing stone wall along Pine and Powell Streets.

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Robert Rowen, architect for the applicants, stated that his clients had originally planned to construct the ballroom beneath the existing building; however, subsequent studies had indicated that the placement of columns and footings beneath the building would preclude the possibility of constructing the ballroom as originally proposed. Therefore, permission was being requested to construct the addition on the south side of the existing building. Mr. Rowen displayed a rendering which he had prepared of the proposed building and described the way in which each of the floors of the building would be used and the way in which they would relate to the existing building. He stated that an enclosed cocktail lounge would be constructed on the roof of the building and surrounded with a landscaped rooftop garden. In conclusion, he stated that the proposed addition would not interfere in any way with the existing wall along the eastern and southern boundaries of the subject property.

President Fleishhacker asked what type of surfacing material would be used for the proposed building. Mr. Rowen stated that final plans had not been completed for the building; however, the walls of the building would be given some type of ornamental treatment.

President Fleishhacker asked if the new plans would provide more public space than the applicants had intended to construct beneath the existing building. Mr. Rowen replied in the affirmative.

Commissioner Newman inquired about the amount of parking space which would be available for the proposed hotel. Mr. Rowen stated that the resolution previously adopted by the City Planning Commission had given approval to use of the Rolls Garage on Powell Street to serve the needs of the hotel.

Commissioner Newman asked how many people could be seated in the proposed ballroom. Mr. Rowen replied that four hundred people could be seated banquet style.

No one else was present to speak in favor of or in opposition to the subject application.

The Secretary read a letter from Howard M. Oser, co-owner of property located at 655 Powell Street. In his letter, Mr. Oser stated that it was his understanding that the existing landmark retaining wall would be preserved; and he urged that preservation of the wall be required as a condition of the Commission's approval of the subject application. He stated that he would object to service access from Pine Street or to ventilation or noise from the proposed use on Pine Street; and he hoped that a specific condition prohibiting such access or exposure would be imposed by the Commission. Finally, Mr. Oser urged that final plans for the addition be reviewed by the Commission to assure that the facade of the structure would not simply be an ugly, blank

wall but that it be designed to harmonize with the character of the existing building and with the residential character of Pine Street.

Mr. Steele recommended that the subject application be approved and distributed copies of the draft resolution which he had prepared for consideration by the Commission. After summarizing the four conditions contained in the draft resolution, he recommended that the resolution be adopted.

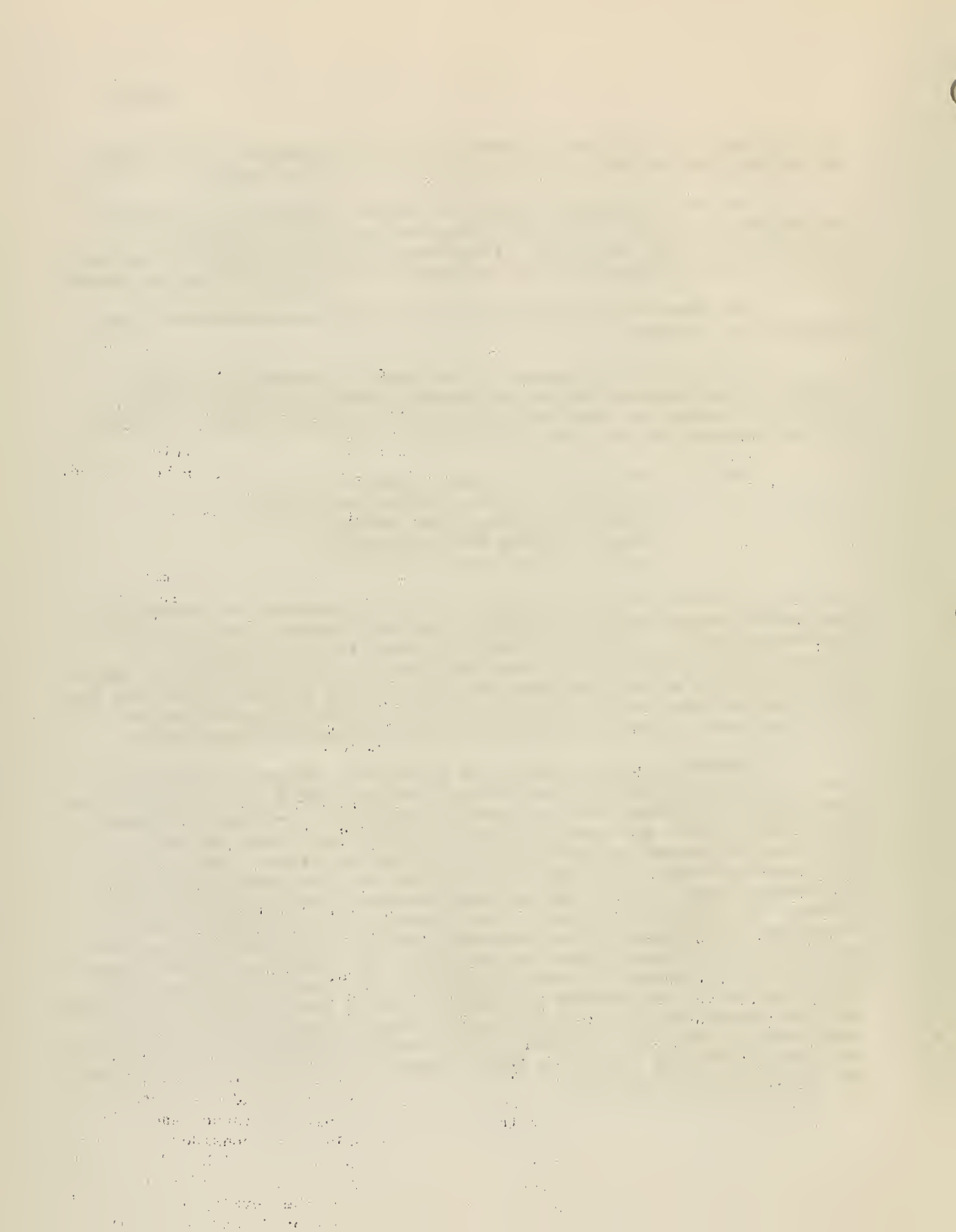
Mr. Rowen stated that he found the conditions recommended by Mr. Steele to be acceptable.

After further discussion it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6430 be adopted and that the application be approved subject to the conditions contained in the draft resolution.

ZM69.22 Portions of the blocks bounded by
Goettingen, Dwight, Hamilton and Woolsey
Streets, including lots fronting on
Somerset Street and Karen Court.
R-1 to an R-2 district.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He stated that the subject parcel, consisting of 141,935 square feet, is made up of 33 Assessor's Lots which range in area from 1,500 to 24,000 square feet. Eleven of the lots have an area less than the minimum legal lot size required by the City Planning Code; and ten of the lots are sufficiently large to be re-subdivided into at least two lots under City Planning Code requirements.

Jonathan Horowitz, one of the applicants, advised the Commission that streets in the subject area had been realigned and relocated; and, after many delays, the streets were now nearing completion. Over the five-year-period during which the street project had been taking place, the market for new homes had changed remarkably. His construction firm had built seven single-family homes on Hamilton Street, six of which had sold quite quickly; the seventh house, however, was not completed until 1967 and sold rather slowly. Mr. Horowitz felt that it would be difficult to finance and sell single-family dwellings on the properties presently under consideration because of the tight money market and because of the additional building costs which would be occasioned by the topography of the site. He informed the Commission that he represented the owners of ten of the developable lots which could be created from the subject property; and he stated that he and his associates believed that R-2 zoning would provide a better use of the property in terms of their own interests, the interests of the buyers of the buildings, and the interests of the City.



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President Fleishhacker asked about the type of buildings which Mr. Horowitz would construct on the block if the property were reclassified to R-2. Mr. Horowitz replied that he would build two-story, two-family dwellings on the lots using slightly different designs for downhill lots than for uphill lots.

President Fleishhacker then inquired about the probable cost of the buildings which would be constructed on the site. Mr. Horowitz replied that single-family houses constructed on the site would probably sell for around 42 thousand dollars; duplexes would cost approximately 10 thousand dollars more.

Commissioner Brinton requested information regarding construction costs per square foot. Mr. Horowitz stated that present day construction costs average about seventeen dollars per square foot exclusive of land costs. The expense of preparing the subject lots for development would be considerable because of the rocks and double slopes in the area.

Marcos B. Gonzalez, another one of the applicants, stated that he had been assessed \$29,540 for street improvements; and he estimated that he would have to spend approximately 30 thousand dollars to excavate his lots for development.

President Fleishhacker asked Mr. Gonzalez how many lots he owns. Mr. Gonzalez replied that he owns fourteen lots. Given the expenses already entailed, he felt that it would be impossible for him to get his money back if the lots had been developed under the R-1 provisions of the City Planning Code; and, in view of the amount of time and money which have been required to prepare the lots for development, he believed that the City should rezone the lots to R-2 so that both the owners of the property and the City itself would be able to enjoy more revenue from the properties.

Charles Trilling, 626 Woolsey Street, felt that he could represent the sentiments of other property owners in the neighborhood; and he advised the Commission that at least 80 or 90 percent of the property owners in the area would be against the proposed reclassification if the matter were put to a vote. In his opinion, the owners of the subject properties had taken a conscious risk; and he did not feel that the City should come to their rescue, especially since the subject property should never have been prepared for development. Since most of the residents of the subject neighborhood are working people, they had not had an opportunity to attend the present hearing to protest the application for rezoning; however, speaking in their behalf, he hoped that the application would be disapproved.

President Fleishhacker asked Mr. Trilling to comment more specifically on the disadvantages of R-2 zoning for the subject property. Mr. Trilling replied that reclassification of the subject properties to R-2



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would give the developers a "foot in the door" which might lead to higher density development on the hill. He pointed out that the entire area is presently zoned R-1; and he stated that the people already living in the R-1 district did not wish to have two-family dwellings introduced into the area.

One of the applicants, noting that few residents of the subject neighborhood were present in the audience, asked how many people had been notified of the hearing. Mr. Steele replied that approximately fifty people had received official notification of the hearing.

Mr. Trilling assured the Commission that the absence of other property owners in the area did not indicate their lack of interest in the application.

Manuel Maldonado, 538 Goettingen Street, stated that he had owned his property for 26 years; and he advised the Commission that his neighbors were extremely apprehensive about the proposed change of zone. He stated that there are two vacant lots across the street from his house; and he would prefer to have those lots as well, as all other properties in the neighborhood, remain in the R-1 zoning district. He stated that a bad traffic situation already exists in the subject neighborhood; and the proposed reclassification, allowing two dwelling units to be constructed on each lot would make the traffic congestion even worse. In conclusion, Mr. Maldonado stated that he is retired and that he had been asked to represent approximately one-half dozen property owners from his block who work in opposing the subject application.

Frank Arata, 525 Goettingen Street, stated that he had lived in the subject neighborhood for more than thirty years; and he advised the Commission that all of the residents of the neighborhood with whom he had talked had been opposed to the proposed reclassification from R-1 to R-2. He pointed out that Goettingen Street dead ends at Dwight Street; and, therefore, any traffic generated by the subject lots would be forced to travel through the residential district below, adding to congestion in the area. In view of that fact, he hoped that the applicants would not be allowed to build duplexes on the subject lots.

Mr. Steele recommended that the subject application be disapproved. He noted that those speaking in opposition to the application had been anxious to preserve the single-family density of the subject neighborhood. Of greater importance, however, was the fact that the streets in the immediate vicinity of the subject property had been designed and constructed to accommodate development under the R-1 zoning standards of the City Planning Code, Karen Court, in particular, being too narrow to serve an R-2 development. With regard to the cost of the street improvements in the area, he noted that the City had spent more money on the project than the individual property

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's development.

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The ninth part of the report deals with the conclusion of the study. It is a very interesting and informative study of the country's development. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's development.

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owners. The assessments had totaled only one thousand dollars for each lot of an average size of 2,500 square feet. While the applicants had contended that it would not be economically feasible to develop the subject lots under the R-1 zoning standards, he noted that Diamond Heights and Sunset Heights, both having similar topographical problems, had been developed to an R-1 density. He pointed out that the view potentials from the subject lots are quite good; and, because of that advantage, a sale price of 42 thousand dollars for any single-family dwellings constructed on the lots would not seem unreasonable especially since houses located lower on the hill are presently selling for 36 thousand dollars. Mr. Steele noted that the surrounding area had been zoned for single-family units since 1921; and it was his opinion that the applicants had failed to demonstrate sufficient public need for higher density in the area. Under the circumstances, he strongly recommended that the subject application be disapproved and that the Commission adopt the draft resolution of disapproval which he had prepared for their consideration.

Mr. Horowitz, in rebuttal, stated that the assessments levied against the individual property owners for street improvements was in fact closer to \$1,500 per lot than the one thousand dollars per lot figure cited by Mr. Steele; and he advised the Commission that the topographical problems of the subject lots are significantly different from the topographical problems which were faced in Sunset Heights and Diamond Heights. Furthermore, the type of housing which would be constructed on the subject lots would not be in the same price bracket as the housing in Diamond Heights. He stated that Karen Court is 26-feet wide; and he indicated that some of the streets in Diamond Heights are only 24-feet wide. In any case, he did not feel that traffic would ever become a problem in the subject neighborhood because of the street patterns and topography of the area which invite only local traffic. He stated that an R-3 zone already exists within a short distance of the subject property; and he advised the Commission that an attractive R-3 use is located at Hamilton and Bacon Streets. In conclusion, he stated that it would not be economically feasible to develop the subject lots unless they were reclassified to R-2 as requested.

Mr. Gonzalez stated that the owners of the subject lots would have to pay the City 7 percent interest on the assessments; and, in addition, he would have to excavate to make his lots usable. Therefore, it would not be economically feasible to develop the lots unless they were rezoned to R-2.

After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6431 be adopted and that the subject application be disapproved.

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Lynn E. Pio
Administrative Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, October 9, 1969.

The City Planning Commission met pursuant to notice on Thursday, October 9, 1969, at 2:15 p.m. in the meeting room at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, President;
William M. Brinton, Virgil L. Elliott,
Walter S. Newman, and Mrs. Charles B. Porter,
members of the City Planning Commission

ABSENT: Commissioners James K. Carr and James S. Kearney

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; Robert Passmore, Assistant Zoning Administrator; William Duchek, Planner II; Trixie Ryan, Planner II; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Scott Blakey represented the San Francisco Chronicle.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reminded the Commission that a zoning field trip has been scheduled for Thursday, October 23, at 1:00 p.m. He also advised the Commission that a special meeting may be scheduled for Wednesday evening, October 29, at 7:30 p.m. for a public hearing on the South Bayshore Plan in the neighborhood.

The Director noted that the City Planning Commission, at its regular meeting on November 21, 1968, had reviewed plans for a pedestrian bridge across Kearny Street from the Chinese Cultural and Trade Center to Portsmouth Square and had authorized him to report that construction of the bridge would be in conformity with the Master Plan subject to six provisions. One of the provisions was that final plans for the bridge should be subject to review and approval by the Department of City Planning. Final plans for the structure had been received and reviewed by the staff; and, in most instances, the final plans conformed to the provisions which had previously been established by the Commission. However, while the original plans for the bridge had contained three openings which would allow sunlight to reach the playground below, the openings had been deleted from the bridge in the final plans. He stated that the final plans had already been approved by the Art Commission and by the Recreation and Park Commission; and he recommended that the Commission authorize him to report that the final plans are in conformity with the Master Plan as submitted.

1. The first part of the report is a summary of the work done during the year.

2. The second part is a detailed account of the work done during the year.

3. The third part is a summary of the work done during the year.

4. The fourth part is a summary of the work done during the year.

5. The fifth part is a summary of the work done during the year.

6. The sixth part is a summary of the work done during the year.

7. The seventh part is a summary of the work done during the year.

8. The eighth part is a summary of the work done during the year.

9. The ninth part is a summary of the work done during the year.

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Commissioner Porter remarked that it was unfortunate that a bridge would have to be constructed into Portsmouth Square, particularly since the bridge which was being proposed had so little grace. Commissioner Brinton indicated that he shared similar sentiments. He noted that the playground at Portsmouth Square is crowded; and the bridge which was being proposed would block out much of the sunlight from the playground.

Commissioner Porter remarked on the fact that compensatory play space equal to that which would be overcrossed by the bridge would be provided by the applicant; however, since the park itself could not be expanded, she assumed that the additional playground space would be located in areas which had previously been open.

Mel Urey, representing the Redevelopment Agency, confirmed that the additional play area would be located within the existing park. He stated, however, that the space which would be used is not presently used for other purposes. He also pointed out that the bridge itself would add 5,000 or 6,000 square feet of open space to the park; and the Chinese Cultural Center would provide 20,000 square feet of space for use by the public. He stated that the designer of the proposed bridge had felt very strongly that the bridge should not have the holes which were indicated on the original plans; and the Executive Director of the Redevelopment Agency had supported the modified design because of his fear that people might drop things through the holes if the bridge were constructed as originally proposed.

Commissioner Brinton stated that Mr. Herman had advised him by telephone that four pedestals were to be placed on each side of the bridge to support sculptures representing the Eight Chinese Dynasties; and, if the holes were to be included in the bridge, two of the pedestals would have to be removed.

After further discussion it was moved by Commissioner Newman and seconded by Commissioner Elliott that the Director be authorized to report that the final plans for the connection bridge be approved as in conformity with the Master Plan.

Commissioner Brinton felt that it would be most desirable to have holes in the bridge so that sunlight would filter onto the playground; and he offered a substitute motion which would request the Director to determine whether the Recreation and Park Commission and the Art Commission would be willing to consider revised plans for the bridge containing holes. That motion was seconded by Commissioner Porter.

A representative of the developer who was present in the audience urged the Commission to act on the final plans as presented without further delay.

When the question was called on the substitute motion, Commissioners Brinton and Porter voted "Aye"; Commissioners Elliott, Fleishhacker, and Newman voted "No".

Subsequently, the question was called on the principal motion and the Commission voted 4 - 1 to authorize the Director to report that the final plans for the pedestrian bridge are in conformity with the Master Plan as submitted.

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Commissioners Elliott, Fleishhacker, Newman, and Porter voted "Aye"; Commissioner Brinton voted "No".

Acting on the request of the Commission, the Director summarized the current status of proposals for the development of Alcatraz Island. After discussion, the Commission decided that it would take no further action on the issue of Alcatraz until such time as further requests are received from the Surplus Property Commission.

DISCRETIONARY REVIEW OF BUILDING APPLICATION FOR A PARKING GARAGE
FOR TOWED CARS AT THE NORTHWEST CORNER OF HAIGHT AND SHRADER STREETS

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. Since the property is zoned C-2, the use proposed would be a principal permitted use under the City Planning Code; however, because of the concern expressed by residents of the Haight-Ashbury neighborhood that the use would be detrimental to the neighborhood, the building permit application for the parking garage for towed cars had been brought before the Commission for discretionary review. He stated that the applicant proposed to construct a two-level parking garage to be used for parking tow trucks and for the storage of towed automobiles. The garage would cover the entire lot, have a floor area of approximately 30,000 square feet, and, depending on the parking layout used, would accommodate from 120 to 150 cars. Two driveways giving access to the garage would be on Haight Street; a third driveway would be on Shrader Street. The building would be of steel construction; and the applicant had indicated that the building would be designed so that it could be removed from its concrete basement and replaced by three or more floors of commercial space, office space, or apartments when more attractive neighborhood conditions make such a building economically feasible.

Mr. Steele stated that the applicant is a member of the San Francisco Tow Car Association, a group of twelve firms who have jointly contracted with the City of San Francisco to tow and store automobiles at the request of the Police Department. Under the contract, cars parked in tow-away zones and abandoned cars are stored in existing garages provided by the Association; however, each member of the Association must store illegally parked vehicles or automobiles which have been in accidents in his own garage. Such garages are required by the contract to be open on a 24-hour basis. Unlike many of the other members of the Association who offer both towing and auto repair and dismantling services, the applicant in the present instance is involved only in towing operations.

The Secretary distributed copies of letters which had been received from various neighborhood groups and individuals requesting that the subject permit application be disapproved by the Commission under its discretionary powers.

President Fleishhacker stated that he had received a letter from James Murray, attorney for the applicant, requesting a continuance of thirty days so that the report of the staff of the Department of City Planning might be studied and to provide time in which the opinions of the Purchaser of Supplies and the

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San Francisco Police Department could be obtained.

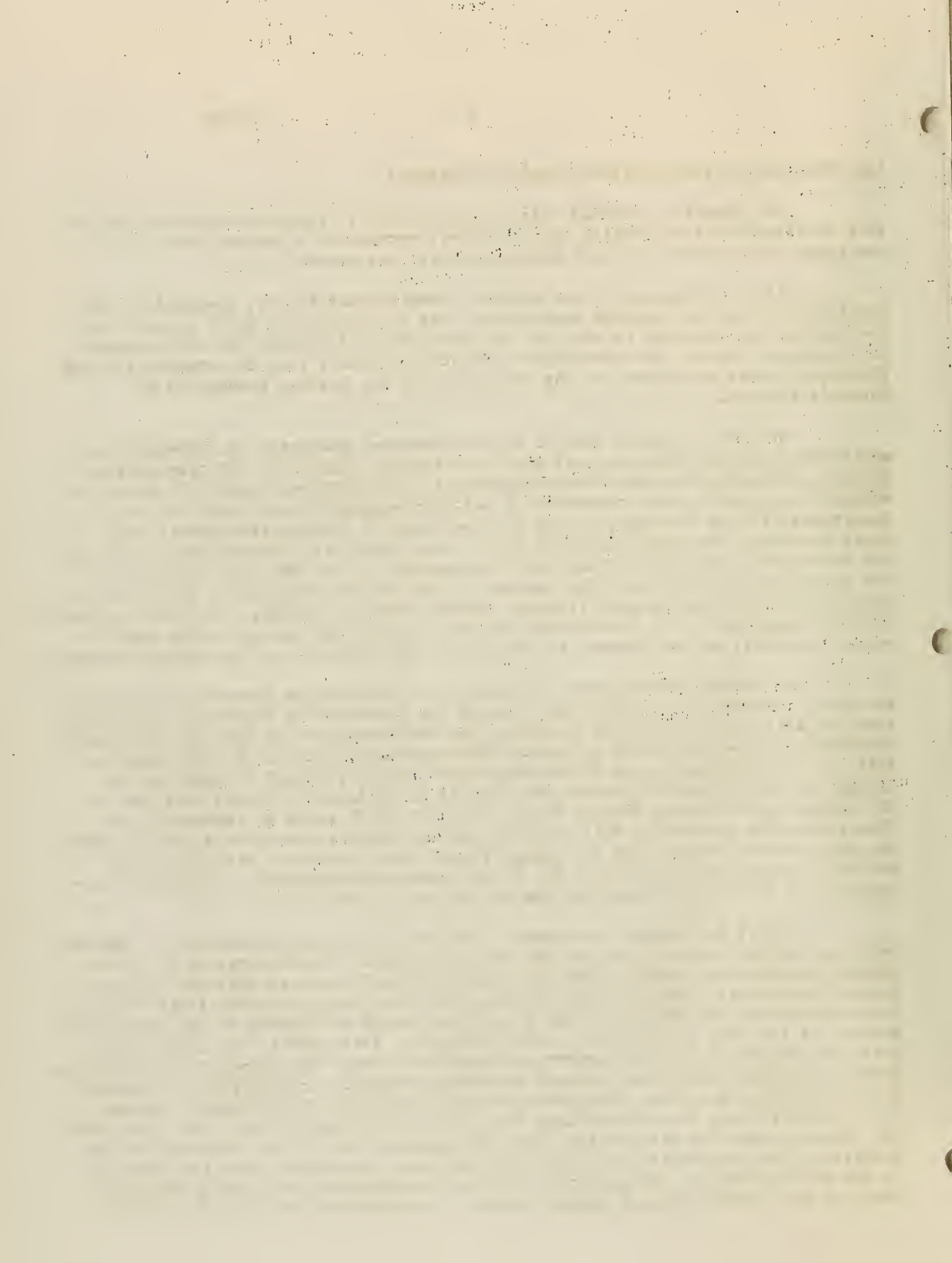
The Director remarked that he had planned to schedule review of the subject application at an earlier date; however, because of a request made by the applicant, the hearing had been postponed until the present time.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the Commission would proceed with the hearing as scheduled in view of the interested individuals who were present in the meeting room. The Commission indicated, however, that it intended to take the matter under advisement at the conclusion of the hearing because of Mr. Murray's request.

Mr. Murray stated that he had not received authority to represent the applicant until the previous day; and, as a result, he had not yet been able to obtain a statement from the Police Department. Furthermore, since he had not received a copy of the case report which had been prepared by the staff of the Department of City Planning, he had not been able to familiarize himself with their concerns. He stated that his client, Mr. Elkin, is a shareholder in the Tow Car Association, an organization which is probably one of the most unpopular in San Francisco; nevertheless, the members of the Tow Car Association do provide a public service by towing away illegally parked cars and wrecks. Mr. Elkin presently operates a garage at 930 Cole Street; however, since that garage is too small to serve his needs, he had planned to construct a new facility on the subject property.

Mr. Murray stated that the location of the garages operated by members of the Tow Car Association must be approved by the Purchaser of Supplies; and, therefore, he felt that it would be desirable for the Commission to have the Purchaser's recommendation before taking action on the permit application. In addition, he felt that the opinion of the Police Department on the proposed location of the garage and on the traffic pattern which would be followed in towing vehicles to the garage should have a bearing on the decision which would be reached by the Commission. He personally felt that the subject property would be a good location for the proposed garage; and the garage itself would provide a service to the public. In conclusion, he asked Mr. Flory, general contractor, to present a perspective of the proposed building for review by the Commission.

Mendel Herscowitz, president of the Haight-Ashbury Merchants and Improvement Association, stated that the Tow Car Association is considered to be an unpopular organization; and he indicated that the Haight-Ashbury district has had enough unpopularity already. The building which was being proposed looked to him like a warehouse; he felt that such a building should be located in the industrial section of the City rather than on Haight Street. Furthermore, the purpose for which the building would be constructed would not bring "the happiest people in the world" to Haight Street and it would not bring additional customers to the neighborhood shopping district. He pointed out that the subject building is located only one-half block from Golden Gate Park and the Children's Playground; and, under the circumstances, he did not feel that the proposed use of the site would be appropriate. Mr. Herscowitz also remarked that Tow Car garages often park vehicles on the street when the garage space is filled to capacity; and such a situation would be most undesirable on Haight Street. In conclusion, he stated that his



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organization was absolutely opposed both to the proposed building and to the proposed use of the subject property.

Rudy Nothenberg, representing Assemblyman Willie L. Brown, Jr., believed that the use proposed by the applicant would be an undesirable use for the subject site at the present time. He pointed out that the rendering which has been submitted by Mr. Flory ignored the fact that other properties and improvements exist adjacent to the subject site; and the shrubbery and trees depicted on the rendering do not exist and would probably not be planted by the applicant. He stated that Assemblyman Brown is currently involved in an effort to return some stability to the Haight-Ashbury neighborhood; and he felt that construction of the proposed garage would be inimitable to the effort to revitalize the neighborhood by encouraging the opening of new neighborhood-oriented shops. Furthermore, since the proposed facility would not be open to the public and since it would provide no public service, it could not be considered to be a garage. In fact, the building would be a warehouse located in the middle of a residential neighborhood. Mr. Nothenberg hoped that the residential character of the Haight-Ashbury district would be restabilized; and he urged that the permit application under consideration be disapproved by the Commission.

Commissioner Porter asked Mr. Nothenberg if the proposed building would be more acceptable if it were to be opened to the public. Mr. Nothenberg replied that off-street parking might be needed in the area once the neighborhood has been revitalized; however, he did not feel that the structure proposed by the applicant would be appropriate on Haight Street in any case.

The Director wondered if the proposed building would be more acceptable if it were to include shops along the Haight Street frontage. Mr. Nothenberg replied that the building might be more acceptable under such circumstances; he pointed out, however, that the subject lot is of exceptionally large size.

Robert H. Laws, Jr., president of the Haight-Ashbury Neighborhood Council, stated that he had little to add to comments which had been made by previous speakers except to emphasize the strategic location of the subject property and its proximity to Golden Gate Park. He noted that there are a number of vacant and abandoned buildings in the vicinity of the subject site; and, as a result, that area would be the first in which one might expect to realize a renaissance of the district. He stated that the proposed operation would not serve the neighborhood; and, if the subject application were approved, he feared that other vacant buildings in the area might become storage facilities or warehouses, also. His organization wished to attract active businesses to the area; and, therefore, they were strongly opposed to allowing the subject lot to be used for dead storage.

Anna Dues, a resident of the area, remarked that the Haight-Ashbury neighborhood had experienced world-wide infamy; and she felt that other neighborhoods would inevitably follow the same course as her neighborhood. Under the circumstances, she felt that it was extremely important that the proposed garage should not be approved.

Mrs. English, also a resident of the area, stated that a building such as the one proposed which would house stored cars would make it less safe to shop on Haight Street at night.

[illegible][illegible]

Theodore Cupp, another resident of the neighborhood, remarked that Muni buses already block traffic on Haight Street; and he expected that the applicant's tow trucks would add even more congestion to the area.

Henrietta Abrams advised the Commission that the garage presently operated by the applicant on Cole Street is located near to her home; and he stated that the Cole Street operation is terribly noisy at night.

The owner of property located near the intersection of Frederick and Cole Streets stated that neither he nor his daughter had ever heard any noise from the applicant's lot on Cole Street; and he felt that the lot is better under present circumstances than it was when it was available for use by the general public.

Simon Siegal indicated that he operates a business on Haight Street directly opposite the subject site; and he felt that no other person from the area would be so much affected by the proposed use as he. He felt that it was an insult to a person's intelligence to say that the tow car operation would not be noisy; and, in view of the proximity of the subject site to Golden Gate Park, he felt that the building proposed by the applicant would be a most undesirable use of the property.

The Director presented his recommendation of disapproval as follows:

The Haight Street Commercial District is basically a pedestrian and public transit oriented shopping district such as the Chestnut Street in the Marina, portions of the Clement Street in the Richmond, and the West Portal Avenue shopping area. The success of such districts is largely dependent upon a continuity of retail and neighborhood service uses at ground level.

The Haight Street shopping area, as noted today, is greatly in need of revitalization, and recently private efforts have been directed toward achieving revitalization.

The subject corner lot is a critical site in that revitalization as it is at the head of Haight Street next to Golden Gate Park. The present gap in the commercial frontage caused by the abandonment of the former Safeway Store has severely hurt this district, and this gap would be continued by the proposed garage. Though conceived by the applicant as a temporary structure, it is all too likely that even if the garage is not needed in future years for tow car operations it will continue as some other form of garage that would continue the detrimental gap in shopping frontage.

The operation of a towing operation at the subject site would result in traffic congestion at this intersection, and interfere with convenient bus service to the neighborhood. As the garage is required by City Contract to be open 24 hours a day, the towing operations would result in noise that would be detrimental to the residential occupancy of apartments over the ground level commercial space along Haight Street and of apartment buildings in the

abutting residential area.

Attractive retail stores, personal service establishments, offices, apartments on public uses would be much more appropriate for the subject corner. The complete coverage of the subject parcel and type of structure must be considered highly unattractive.

A draft resolution for disapproval based on these points has been prepared for your convenience."

With regard to the postponement requested by the applicant, the Director noted that someone could have talked with the Police Department and the Purchaser during the preceding two-week period even though Mr. Murray had not received authorization to be the official representative of the applicant until the previous day. In any case, the concerns of the Police Department and of the Purchaser would be different from the concerns of the City Planning Commission. Under the circumstances, while he had no personal reason for opposing the thirty-day postponement requested by the applicant, he felt that the Commission should be sufficiently familiar with the pros and cons of the issue to be in a position to act on the matter during the present meeting.

Commissioner Porter asked if the subject property still belongs to Safe-way or if it had been purchased by the applicant. Mr. Murray replied that his client had purchased the property. Proceeding to comment on the recommendation of the Director, Mr. Murray concurred that the role of the Purchaser of Supplies would be somewhat minimal since he would only be required to approve the location of the garage. However, he did feel that the opinion of the Police Department regarding the proposed facility would be of great value to the Commission. It was his understanding that more garages are needed to store automobiles which have been wrecked or illegally parked; and he felt that the public interest would best be served if such garages are conveniently located. With regard to the garage proposed by his client, he advised the Commission that most of the traffic entering and leaving the building would use the Shrader Street entrance which would be twenty-feet wide; and the Haight Street entrance to the garage would be used only on rare occasions. He also emphasized that the proposed building would be of a temporary nature and that it could be replaced when the character of the neighborhood has changed. He noted that the Haight-Ashbury district is presently a depressed neighborhood; and, although people might wish that the subject portion of Haight Street could be changed into something comparable to Union Street overnight, he felt that such a change should be accepted as an impossibility. Under the circumstances, the only options left would be to have the subject property remain vacant, continuing to collect bottles and junk, or to allow construction of the building proposed by his client. In his opinion, the right step for the Commission to take would be to approve the temporary building which was being proposed.

President Fleishhacker asked how long the building might be expected to remain as a "temporary" building. Mr. Murray replied that the temporary status of the building would depend entirely upon economics. If an effort were made to improve the street with new stores or apartments, and if civilized people

1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research.

2. The second part of the report is a detailed description of the methodology used in the study. It includes information about the sample, the data collection methods, and the statistical analysis.

3. The third part of the report is a discussion of the results of the study. It compares the findings with the objectives of the research and discusses the implications of the results.

4. The fourth part of the report is a conclusion and a list of references. The conclusion summarizes the main findings of the study, and the references list the sources of information used in the research.

5. The fifth part of the report is a list of appendices. These appendices contain additional information that is relevant to the study but is not included in the main body of the report. They may include raw data, detailed statistical calculations, or other supporting materials.

6. The sixth part of the report is a list of figures and tables. These figures and tables provide a visual representation of the data and the results of the study. They may include bar charts, line graphs, or tables of data.

7. The seventh part of the report is a list of footnotes. These footnotes provide additional information about the study, such as the names of the researchers, the dates of the study, or the locations of the study.

8. The eighth part of the report is a list of acknowledgments. These acknowledgments thank the individuals and organizations that provided support and assistance during the study.

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20. The twentieth part of the report is a list of appendices. These appendices contain additional information that is relevant to the study but is not included in the main body of the report.

could be encouraged to return to the area, he felt that his client would wish to develop his property in a manner which would promise higher financial returns than the proposed garage.

President Fleishhacker indicated that he was still not certain what type of information might be forthcoming from the Purchaser or the Police Department which could influence the opinion of the City Planning Commission. Mr. Murray replied that he himself was not certain of the type of information which would be obtained; however, he felt that it was important that the Commission should give consideration to the advice of the Police Department. He stated that he had talked only with a Captain of the Police Department and had not yet had an opportunity to speak with the Director of Traffic.

President Fleishhacker felt that the applicant should have made a greater effort to discuss the matter with the Police Department prior to the present meeting if it was felt that the opinion of the Police Department would have a great deal of bearing on the Commission's decision. Mr. Murray replied that one of the reasons that the Police had not yet been contacted was that the report of the staff of the Department of City Planning had not been received prior to the meeting.

Commissioner Porter advised Mr. Murray that members of the City Planning Commission had not received copies of the staff report prior to the meeting either.

Mr. Murray also advised the Commission that other businessmen in the Haight-Ashbury district had been contacted about the storage garage; and it was his understanding that they had expressed favorable interest in the proposal.

Commissioner Newman remarked that the proposed automobile storage garage would seem to him to be completely undesirable unless public parking could be provided on the ground floor; and he wondered if the applicant had given any consideration to reserving a portion of the garage for that purpose. Mr. Ekin, the applicant, stated that he had originally planned to use the second floor of the proposed building for public parking; however, he had been advised that such use would not be permitted in a C-2 district. He stated that the Haight Street merchants had not contacted him about the proposed garage or made any attempt to cooperate in working out potential problems; and, insofar as he owns more than \$250,000 worth of property in the subject neighborhood, he did not intend to be forced out of the area.

Commissioner Brinton stated that even if the report of the Police Department were favorable, the decision of the City Planning Commission would have to be based on planning criteria; and, under those circumstances, he was prepared to cast his vote for disapproval of the application. In his opinion, a one-month postponement would serve no useful purpose.

Commissioner Newman indicated that he shared Commissioner Brinton's point of view.

Commissioner Porter stated that she, also, viewed the subject application negatively; yet, since the Commission had customarily granted continuances on the request of applicants, she felt that Mr. Murray's request for postponement should be granted. She noted that Mr. Murray indicated that he

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for ensuring the integrity of the financial system and for providing a clear audit trail. The text also mentions that this practice helps in identifying any discrepancies or errors early on, which can then be corrected before they become a problem.

2. The second part of the document focuses on the role of the accounting department in the overall business operations. It states that the accounting team is responsible for not only recording transactions but also for analyzing the data to provide insights into the company's financial health. This includes preparing financial statements, budgeting, and forecasting. The text also highlights the importance of communication between the accounting department and other parts of the organization, such as sales and marketing, to ensure that all financial activities are properly documented and understood.

3. The third part of the document discusses the challenges faced by businesses in maintaining accurate records. It mentions that one of the main challenges is the volume of transactions, which can be overwhelming for small businesses. Another challenge is the complexity of the accounting system, which can make it difficult to keep track of all the different accounts and transactions. The text also mentions that the lack of proper training for staff can be a significant issue, as it can lead to errors in recording and reporting.

4. The fourth part of the document provides some suggestions for how businesses can overcome these challenges. It suggests that businesses should invest in good accounting software, which can help to automate many of the tasks and reduce the risk of errors. It also suggests that businesses should provide training for their staff, so that they are up to date on the latest accounting practices and procedures. Finally, the text suggests that businesses should establish a clear system of internal controls, which can help to ensure that all transactions are properly recorded and reported.

5. The fifth part of the document discusses the importance of regular audits. It states that audits are a key part of the financial control system, as they provide an independent check on the accuracy of the financial records. The text also mentions that audits can help to identify any weaknesses in the internal control system, which can then be addressed to improve the overall financial management of the business. Finally, the text suggests that businesses should consider hiring an external auditor, as this can provide an objective and professional assessment of the financial records.

6. The sixth part of the document discusses the importance of transparency in financial reporting. It states that businesses should be open and honest about their financial performance, and should provide clear and concise information to their stakeholders. This includes providing regular financial statements, as well as disclosing any significant events or transactions that could affect the company's financial health. The text also mentions that transparency is important for building trust with investors and other stakeholders, and for ensuring the long-term success of the business.

wished to solicit support from other property owners in the area; and, while the Commission's decision would have to be based on zoning principles and on a concern for what the proposed use might do for the neighborhood, the Commission would be interested in knowing of the reactions of other property owners in the area to the applicant's proposal.

Commissioner Elliott stated that there had been no showing that anyone would be harmed by the thirty-day continuance requested by the applicant; and, under the circumstances, he felt that the postponement should be granted. In any case, he stated that he would like to hear the Purchaser of Supplies' comments regarding the necessity for the proposed garage being located in the subject neighborhood.

President Fleishhacker felt that the Commission should take action on the application at the present time since it did not appear that any substantial facts would be brought to the attention of the Commission at the end of a thirty-day period of delay.

After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Newman, and carried unanimously that Resolution No. 6432 be adopted and Building Permit Application No. 374546 be disapproved.

PRESENTATION OF URBAN STUDY REPORT NO. 2 -- EXISTING PLANS
AND POLICIES

William Duchek, Planner II, presented and summarized the report which is available in the files of the Department of City Planning. Following his presentation, he responded to questions raised by members of the Commission.

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Lynn E. Pio
Administrative Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, October 16, 1969.

The City Planning Commission met pursuant to notice on Thursday, October 16, 1969 at 2:15 p.m. at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, President;
James S. Kearney, Vice President;
William M. Brinton, James J. Finn,
Thomas J. Mellon, Walter S. Newman,
and Mrs. Charles B. Porter, members
of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; Robert Passmore, Assistant Zoning Administrator; Ralph Mead, Planner IV, Zoning; Edward Michael, Planner III; and Lynn E. Pio, Secretary.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reminded members of the Commission of meetings scheduled for the Comprehensive Plan Committee at 2:00 on Friday, October 17, and for the Urban Design Citizens' Advisory Committee at 3:00 next Wednesday, October 22.

The Director advised the Commission that the Planning and Development Committee of the Board of Supervisors, meeting next Tuesday, will discuss proposals for a Chinatown Master Plan Study.

The Director informed the Commission that a Special Meeting has been scheduled for Monday, November 10, 1969 at 7:30 p.m. for a public hearing on the South Bayshore Plan in the neighborhood.

CONSIDERATION OF ABANDONMENT OF FORMER CONDITIONAL USE
AUTHORIZATION FOR CONVALESCENT HOSPITAL ON CLIPPER STREET, WEST OF DOUGLAS ST.

Robert Passmore, Assistant Zoning Administrator, reported on this matter as follows:

"Scheduled for review by you today is an interpretation of the City Planning Code made by Mr. Steele, Zoning Administrator, related to the length of time that a conditional use authorization remains valid. The Zoning Administrator seeks your endorsement that construction of a building author-

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ized as a conditional use must start within 3 years of the authorization; if construction has not commenced within that period of time then the conditional use shall be considered abandoned, and the construction of the conditional use after that 3-year period may be approved only if authorized through the same procedures as a new conditional use.

"Section 303 (d) of the Planning Code in discussing conditions which may be imposed as part of an authorized conditional use states, ". . . Such conditions may include time limits for exercise of the conditional use authorization; otherwise, any exercise of such authorization must commence within a reasonable time". The Code does not define a reasonable time; however, Section 303 (f) states "whenever any conditional use has been established as authorized, the use or feature authorized may continue as long as it is not changed to another use or feature, or discontinued for a continuous period of three years, or otherwise abandoned. Any restoration of a use or feature so abandoned, and any change to another use or feature that is classified as a conditional use in the district in which it is located, shall be permitted only if authorized through the same procedures as a new conditional use". The Zoning Administrator believes that this period of time for abandonment in an established conditional use situation is reasonable to use in cases of authorized conditional use that have not been established. The position expressed in the above paragraph has been discussed informally with the City Attorney's office and we have been advised that the position is a reasonable one in their view.

"The subject case that this interpretation would now be applied to is a 198-bed convalescent hospital authorized for the north side of Clipper Street from the southern terminus of Hoffman Avenue to 660 Clipper Street and extending north to the south side of 25th Street. This hospital was authorized by the Board of Supervisors by Resolution on July 18, 1966 (effective July 23, 1966) overruling an earlier Planning Commission disapproval. The Board's action did not require conformity to any specific set of plans.

"The applicant, Mr. Allan Hosking, has met with staff a number of times concerning preliminary plans for the hospital but has never submitted a final plan for the hospital to the staff for review. He has apparently experienced great difficulty in obtaining financing for the building, but may now have commitments for such financing.

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"On July 3 of this year the applicant was denied authorization by the Commission for expansion of the previously authorized hospital to a new total of 350 beds.

"On July 18, the applicant filed a grading permit for a convalescent hospital. The preliminary building plans filed with that application were the plans for the denied 350-bed hospital. Those plans were noted that the top two floors would be deleted so that no more than 198 beds would be accommodated. The application was not complete for issuance of a grading permit, in that it did not include a soils report or grading plans signed by a professional engineer. The zoning staff did not realize that the plans were actually for a building of less than 350 beds and consequently did not immediately process the permit. However, the staff did attempt to contact Mr. Hosking to inform him that it felt the application was deficient, but were unable to contact him, and took no final action on the permit. Mr. Hosking contacted the Department in September about the application and was informed by staff that the conditional use authorization was no longer valid and that the grading permit application could not be approved. The applicant states that if he does not build the hospital he will have to declare bankruptcy.

"The City Attorney's office has informally advised staff that the decision of the Department and Commission on this particular case would be appealable to the Board of Supervisors, but not to the Board of Permit Appeals."

Commissioner Mellon asked the applicant if it were true that he would probably have to declare bankruptcy if he were not permitted to construct the convalescent hospital. Mr. Hosking replied in the affirmative. Subsequently, proceeding with his presentation, he advised the Commission that while the Board of Supervisors had established no conditions in approving the conditional use application for the proposed convalescent hospital, he had worked closely with the staff of the Department of City Planning in preparing plans for the facility; and, in spite of the fact that they had been in constant touch, the staff had never given any warning that the conditional use authorization would expire at the end of a three-year period. He stated that he had filed what he believed to be complete grading plans; and he had been advised by the Central Permit Bureau that he would be notified if the plans were in any way deficient. In view of those circumstances, it seemed to him that the staff of the Department of City Planning had purposely kept the grading plans "in a drawer" until the conditional use authorization had expired. Mr. Hosking stated that he had spent \$30,000 on architectural plans for the building; and he indicated that he had spent approximately \$35,000 for loan fees. Another parcel of property adjacent to the subject site which he had owned had been foreclosed; and he

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had been notified by the Bank of America that his home would be foreclosed in the near future. In conclusion, he stated that he was not seeking sympathy but equity.

Commissioner Kearney stated that he would be in favor of establishing a rule providing that conditional use authorizations would expire three years after becoming effective unless substantial construction work were already underway; however, he did not feel that the three-year rule should be applied in the present instance. He stated that he had been opposed to the convalescent hospital which the applicant proposed to construct; however, since the application had been approved by the Board of Supervisors, and since the applicant had already put a great deal of time and effort into the project, he felt that the applicant should be allowed to proceed with his plans.

Commissioner Porter asked Mr. Hosking to comment on the amount of additional time which would be needed before construction could begin on the site. Mr. Hosking replied that he would probably be able to begin construction within ninety days since he had already obtained financing for the project.

President Fleishhacker asked if the applicant would definitely be able to proceed with the project if the conditional use authorization were to be extended. Mr. Hosking replied that certain financial problems would have to be overcome, also; however, he felt that the other problems could be worked out if the conditional use authorization were to be extended.

Commissioner Mellon felt that the applicant had taken a constructive approach towards the project and that the project had not in fact been abandoned. Furthermore, if the applicant had known of the three-year expiration date, he would probably have requested an extension of time.

Commissioner Brinton stated that the applicant could not be considered to have "abandoned" the project in terms of the common legal usage of that word.

The Director indicated that he considered a three-year period to be a "reasonable" time in which applicants might be expected to start construction on conditional use projects; however, given the circumstances of the case presently before the Commission, he agreed that it would be reasonable to grant the applicant an additional period of time in which to start construction on the site.

Commissioner Finn stated that it was his opinion that any rule adopted by the Commission to clarify the "reasonable" period of time in which work should be begun on conditional use projects could not apply in ex post facto fashion to the application presently under consideration.

R. Spencer Steele, Assistant Director-Implementation, noted that the function of interpreting the City Planning Code had been delegated to him in his role as Zoning Administrator; and he indicated that it was his opinion

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that three years is a "reasonable" period in which to expect that substantial progress should be made on conditional use projects. However, if the Commission felt that an extension of time should be granted in the present instance, he would be willing to act in accordance with such a request.

President Fleishhacker, noting that the application had originally been approved by the Board of Supervisors without conditions, asked if a condition establishing an expiration date for the authorization would have been established if the application had been approved by resolution of the City Planning Commission. Mr. Passmore replied in the negative. He felt, however, that such a condition would have to be included in future resolutions of the Commission approving conditional use applications.

President Fleishhacker asked Mr. Hosking when he felt that he would be able to start substantial construction on the site. Mr. Hosking replied that it sometimes takes as long as a year for plans to be approved by the City; he was confident, however, that the plans could be submitted within six months.

After further discussion it was moved by Commissioner Kearney, seconded by Commissioner Finn, and carried unanimously that the Zoning Administrator be requested to allow the applicant one additional year in which to commence construction on the subject site.

Subsequently, the Commission requested the staff of the Department of City Planning to prepare recommendations for steps which might be taken to clarify the "reasonable" time within which substantial work should be performed under a conditional use authorization to prevent its abandonment.

At 2:55 p.m. President Fleishhacker announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 3:00 p.m. for hearing of the remainder of the agenda.

3:00 p.m. - Room 282, City Hall

STAFF REPORT ON ISSUES RAISED DURING THE SEPTEMBER 18 PUBLIC
HEARING ON PROPOSED REZONING OF PROPERTY WITHIN THE AREA
BOUNDED GENERALLY BY THE EASTERN BOUNDARY OF FORT MASON,
VAN NESS AVENUE, BAY STREET, MASON STREET, FRANCISCO
STREET, THE EAST SLOPE OF TELEGRAPH HILL,
BROADWAY, THE EMBARCADERO, THE BAY BRIDGE,
AND THE PIERHEAD LINE

Allan B. Jacobs, Director of Planning, remarked that this matter had been taken under advisement from the meeting of September 18 to enable the staff of the Department of City Planning to analyze comments which had been made during the course of the public hearing. During the interim, several meetings had been held by the zoning committee of the Commission to discuss the issues which had been raised; and a special field trip had been scheduled on the previous Friday to enable all members of the Commission to visit the properties in dispute.

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R. Spencer Steele, Assistant Director-Implementation, reported orally on the various objections or requests which had been raised at the previous hearing and indicated the recommendation of the staff in each instance. A request had been made that property located on the south side of North Point Street between Polk and Leavenworth be zoned C-2 instead of R-3 as had been recommended by the staff. However, because the area is essentially residential in nature, and since the Hyde Park Suites, an illegal hotel, could be authorized as a conditional use in an R-3 district, the staff continued to recommend R-3 zoning for the property. The second zoning objection raised at the hearing on September 18 had concerned property owned by the Public Utilities Commission in the block bounded by North Point, Beach, Powell and Stockton Streets; but a letter had since been received from Mr. Carr withdrawing his objection to R-4 zoning for the property. The letter read as follows:

"This refers to our conference in your office on Wednesday, October 8, concerning the zoning of the Kirkland bus yard used by the Municipal Railway, which is bounded by Stockton and Powell, Bay and North Point. It is proposed that this be zoned R-4.

"Confirming our discussion, I believe the best long-term interest of the City as can be seen at this time will be served by the zoning you and your staff have proposed to the Planning Commission.

"As you know, we have been directed by Mayor Alioto and the Board of Supervisors to make plans so that City property under the Public Utilities Commission can be put to its highest and best use. Such a directive, I am sure, is one that means that such action should be taken in terms of the total City needs as distinguished from each particular piece of property which might come under the jurisdiction of the Public Utilities Commission. Therefore, as an ex-officio member of the Planning Commission, I am expressing agreement with your proposal.

"You realize that it is our intention to ultimately move the bus storage to another section of the City. We are hopeful that development of this property can assist in paying for that change. Since these financial problems are great we cannot give you any estimate now as to when the property can be used for other purposes than bus storage. Deputy General Manager John D. Crowley and General Manager John M. Woods of the Municipal Railway are presently exploring various plans with John C. Lilly, who is the Director of the Bureau of Utilities Property Management.

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"It is my understanding that in any event the present height limits will be retained, which I definitely favor.

"In case I am unable to attend the Planning Commission meeting on Thursday, October 16, my alternate will be instructed regarding my views."

During the hearing on September 13, an objection had been raised to the staff's proposal that motels be considered as conditional uses in Special Use District No. 2; however, since that date, a letter had been received from V. A. Wolfe, manager of the Northwestern Pacific Railroad Company, stating that the proposed zoning had originally been misunderstood and indicating that his firm wished to withdraw its previously stated objections to the zoning.

During the public hearing on September 18 three objections had been raised to the height limits which were being proposed by the staff of the Department of City Planning. The first objection concerned property located on the north side of Chestnut Street between Montgomery and Kearny Streets wherein a request had been made for an 84-foot height limit instead of the 65-foot height limit recommended by the staff. Since the previous hearing, however, President Fleishhacker had received a letter from William M. Roth, president of the Western Reneline Corporation, which read as follows:

"Upon my return from New York last week I found that Mr. Gunnar Anderson, an architect (representing Western Reneline Corporation), appeared before the hearing on the Northern Waterfront Zoning Ordinance to request an 85' height limitation for its property at 1701 Montgomery Street, rather than the 65' limit proposed by the Planning Commission. As Mr. Warren M. Lemmon, the Vice President and General Manager of Western Reneline was in Europe and the principals, which include myself, were not available, Mr. Anderson's statement was authorized by an officer of a subsidiary company. The intent, of course, was to insure that the Western Reneline building should have the same zoning treatment as the immediately adjacent building owned by the Fibreboard Corporation. Nevertheless, it did not represent a policy decision by the owners or officers of the Corporation, and I hereby withdraw the request made at that time.

"There is, of course, always a problem of equity involved when closely related structures are given different zoning treatment or height limitations for visual effects. Nevertheless, it is clear that the recommendations of the Planning Commission are the result of several years of thorough and careful study. If the Northern Waterfront and other sensitive portions of the City are to be preserved for

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the greater good of all the inhabitants, then some controls, regardless of the private interests involved, must be invoked. On the other hand, this procedure can only be justified if the government, itself, is willing to submit to the same restrictions that it imposes on private citizens. It seems to me essential, therefore, that private cooperation, in this instance, be contingent on City cooperation in the case of the new Municipal car barns.

"Insofar as the hearings before your Committee were public, you may treat this communication as a public document."

The second height limit objection had involved various properties located in the vicinity of Broadway, Vallejo, Sansome and Battery Streets where a request had been made for an 84-foot height limit instead of the 65-foot height limit recommended by the staff of the Department of City Planning. Mr. Steele noted that the report which had been prepared by John S. Bolles and Associates had recommended height limits more restrictive than 65 feet for the properties in question; and, in order to maintain a proper urban form in the area, the staff of the Department of City Planning continued to be of the opinion that a height limit of 65 feet would be more appropriate than the height limit of 84 feet requested by the owners of the property.

The third height limit objection had been received after the public hearing in a letter from Mr. Traverso, owner of property on the southeast corner of Union and Battery Streets, who requested that his property be subject to a 65-foot height limit instead of the 40-foot height limit recommended by the staff. Mr. Steele stated that the property is presently developed with a 40-foot building; and, while nearby properties would have an 84-foot height limit the staff continued to feel that a 40-foot height limit would be appropriate for the property in question.

Commissioner Porter asked about the height limit governing the property at the present time. Mr. Steele replied that the property is presently subject to an 84-foot height limit.

With regard to the text provisions contained in the proposed ordinance, several objections have been raised to the language which would permit the City Planning Commission to allow buildings located on sites of three acres or more to exceed the specific height limits indicated on the map. He noted that the Commission had previously made a commitment to the North Waterfront Associates that certain buildings within the project which they proposed could exceed the established height limit; and, since no other three-acre plot could be assembled without street closings, it seemed unlikely that the disputed text provision would be much used. However, because of the objections which had been raised by members of the public, the staff of the Department of City Planning was recommending that a new subsection (c) be added to Section 120.4 of the Ordinance reading as follows:

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"(c) This Section 120.4 shall be effective for a period of three years only. No application hereunder shall be considered or approved by the Planning Commission after the expiration of three (3) years from the effective date of this section."

Mr. Steele remarked that objections had been raised to the text provision which would allow rooftop appurtenances such as flagpoles and clotheslines to obtain a height of 126 feet. He agreed that the text provision in question was somewhat obsolete; however, it would continue a standard which was more restrictive than standards applying to other sections of the City. In any case, the provision would not pertain to elevator or stairway penthouses whose height would be limited to 16 feet above the roof line. He recommended that the language of the proposed ordinance not be changed at the present time.

Mr. Steele indicated that other speakers at the September 18 hearing had urged that the horizontal limit of mechanical penthouses be limited to 800 square feet instead of 1,600 square feet as recommended by the staff. At the same time, other speakers had urged that the square footage limits be increased. After reviewing both sides of the issue, the staff of the Department of City Planning continued to feel that 15 percent coverage to a maximum of 1,600 square feet would be an appropriate limit.

Finally, Mr. Steele stated that while requests had been made that sign controls be included in the proposed ordinance, the staff was recommending that consideration of such provisions be deferred until a later date.

The Director distributed two draft resolutions to members of the Commission, one of which would modify the City Planning Code by inclusion of the Northern Waterfront Ordinance Text and the second of which would modify the zoning maps of the City by inclusion of the Northern Waterfront Zoning, Special Use District, and Height Limit Maps. He recommended that the ordinance text be amended by adding subsection (c) to Section 120.4 as suggested by Mr. Steele; and, following that action, he recommended that both of the draft resolutions be adopted.

Commissioner Porter stated that the zoning committee of the Commission had met on several occasions to discuss the issues raised at the September 18 hearing and had taken field trips to the area; and the committee had given a good deal of consideration to the request of the owner of Block 142 and Lot 2 of Block 143 that his property be subject to an 84-foot height limit instead of the 65-foot height limit which had been recommended by the staff. She noted that only a small amount of property would be involved; and, under the circumstances, she could not support Mr. Steele's recommendation for a 65-foot height limit. Subsequently, she moved that the draft of the zoning maps under consideration be amended to include Block 142 and Lot 2 of Block 143 in the 84-foot height limit district. The motion was seconded by Commissioner Newman.

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Commissioner Mellon asked if the staff had recommended a 65-foot height limit for the property because of the proximity of Jackson Square. Mr. Steele replied in the affirmative and added that the staff had also been concerned about the urban form of the subject neighborhood.

After further discussion the question was called, and the Commission voted unanimously to amend the draft of the height limit map for the Northern Waterfront area to include Block 142 and Lot 2 of Block 143 in the 84-foot height limit district.

The Commission then proceeded to consider amendment of the draft of the ordinance text by inclusion of Section 120.4 (c) as recommended by Mr. Steele.

Commissioner Mellon asked what the effect of the proposed amendment would be if someone were to acquire a parcel in excess of three acres two and one-half years after the effective date of the ordinance. The Director replied that under such circumstances the owner of the property would have only six months in which to apply for and receive conditional use authorization for buildings with a height in excess of the established height limits. Any three-acre parcels assembled after the conclusion of the three-year period would have to conform to the established height limits. In conclusion, he emphasized that the principal purpose of the three-year provision would be to honor the commitment which had previously been made to the North Waterfront Associates project.

Commissioner Kearney inquired about the average size of the blocks within the study area. Edward Michael, Planner III, replied that the blocks contain approximately two and one-quarter acres each; and, therefore, street vacations would be required before three-acre parcels could be accumulated.

After further discussion it was moved by Commissioner Kearney, seconded by Commissioner Brinton, and carried unanimously that the draft of the ordinance text be amended with the addition of subsection (c) to Section 120.4.

Commissioner Newman noted that Section 240.1 of the draft ordinance text had been changed in ink to indicate a reference to Pier 46 instead of Pier 36. He wondered which of the two references was appropriate. Mr. Steele replied that a typographical error had originally been made and that Pier 46 was the correct reference.

After further discussion it was moved by Commissioner Mellon, seconded by Commissioner Newman, and carried unanimously that Resolution No. 6433 be adopted and that the City Planning Code be amended by adoption of the Northern Waterfront Ordinance Text as revised.

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Subsequently, it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6434 be adopted and that the City Planning Code be amended by adoption of the Northern Waterfront zoning map amendments as revised.

The meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Lynn E. Pio
Administrative Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, October 23, 1969.

The City Planning Commission met pursuant to notice on Thursday, October 23, 1969, at 1:00 p.m. at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, President; James S. Kearney, Vice President; James J. Finn, Walter S. Newman, and Mrs. Charles B. Porter, members of the City Planning Commission.

ABSENT: William M. Brinton and Thomas J. Mellon.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; Robert Passmore, Assistant Zoning Administrator; Phoebe H. Brown, Planner IV; Joseph Fitzpatrick, Planner III; Edward Michael, Planner III; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner.

1:00 P.M. - Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Commission's zoning hearing on November 6, 1969.

2:15 P.M. - 100 Larkin Street

APPROVAL OF MINUTES

It was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the minutes of the meetings of October 2 and 9, 1969, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that the Planning and Development Committee of the Board of Supervisors, meeting on Tuesday, had held a public hearing on proposals for a master plan for Chinatown. No action was taken by the committee.

After the Director had recommended that the Commission's regular meeting scheduled for Thursday, October 30, 1969, be canceled, it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the meeting be canceled.

1. The first part of the report is devoted to a general description of the project and its objectives.

2. The second part of the report describes the methods used in the study and the results obtained.

3. The third part of the report discusses the results of the study and compares them with the results of other studies.

4. The fourth part of the report discusses the conclusions of the study and the implications of the results.

5. The fifth part of the report discusses the limitations of the study and the need for further research.

6. The sixth part of the report discusses the significance of the study and the contribution it makes to the field.

7. The seventh part of the report discusses the future of the study and the need for further research.

8. The eighth part of the report discusses the conclusions of the study and the implications of the results.

9. The ninth part of the report discusses the limitations of the study and the need for further research.

10. The tenth part of the report discusses the significance of the study and the contribution it makes to the field.

11. The eleventh part of the report discusses the future of the study and the need for further research.

12. The twelfth part of the report discusses the conclusions of the study and the implications of the results.

13. The thirteenth part of the report discusses the limitations of the study and the need for further research.

14. The fourteenth part of the report discusses the significance of the study and the contribution it makes to the field.

15. The fifteenth part of the report discusses the future of the study and the need for further research.

16. The sixteenth part of the report discusses the conclusions of the study and the implications of the results.

17. The seventeenth part of the report discusses the limitations of the study and the need for further research.

18. The eighteenth part of the report discusses the significance of the study and the contribution it makes to the field.

19. The nineteenth part of the report discusses the future of the study and the need for further research.

20. The twentieth part of the report discusses the conclusions of the study and the implications of the results.

The Director advised the Commission that the staff of the Department of City Planning will have to spend a considerable amount of time reviewing the various proposals which have been submitted for Alcatraz Island.

Commissioner Porter doubted that it would be possible to make a decision regarding any of the proposals without additional economic information. She also felt that an effort should be made to determine what it would cost the City to acquire and maintain the Island as permanent open space which would not be accessible to visitors.

Commissioner Kearney believed that there is a possibility that the Federal Government could be persuaded to retain ownership of the Island for open space purposes since a precedent had been set when the Government had purchased the Island on which the Statue of Liberty stands in New York harbor.

The Director stated that he would try to determine what the cost might be to the City if the Island were to be fenced and left alone.

The Director read a copy of a letter which had been sent to Miss Gertrude Barnett from Donald C. McNear, Vice President of Advan, Inc., advising that the sign located adjacent to her property at 1515 Broadway would be removed shortly.

Commissioner Porter, noting that a columnist on one of the local newspapers had commented on the fact that no parking spaces had been required for the Mandarin Tower, asked if any of the requirements of the Planning Code had been violated by that building. The Director replied in the negative, indicating that the property had been located in the C-3 zone when the building permit had been filed.

REVIEW OF SIGN PERMIT APPLICATION, MARSHALL SQUARE PARKING PLAZA

Robert Passmore, Assistant Zoning Administrator, reported on this matter as follows:

"Scheduled for your review today is Sign Permit Application No. 375378 for a sign on the city owned, P zoned parking lot immediately to the east of the Department of City Planning Building.

Although sign applications are not normally brought to the Commission for review, Section 605 of the Planning Code requires that all permit applications for signs in P districts be submitted to the Commission for approval or disapproval. In its review, the Code states that the Commission shall take into account the nature of the property and its use, the functional necessity for the sign, the proposed size, location, design and content of the sign, the degree of its harmony with the

The first of these is the fact that the system is not a simple one, but a complex one, involving many different factors, and the second is that the system is not a static one, but a dynamic one, involving many different factors.

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The nineteenth of these is the fact that the system is not a simple one, but a complex one, involving many different factors, and the twentieth is that the system is not a static one, but a dynamic one, involving many different factors.

public purposes of the property and with the surrounding area, and the restrictions of this Code for signs in other districts. No general advertising sign shall be permitted. As the subject site is in the Civic Center Sign District No. 1, the Code additionally prohibits general advertising signs, other signs over 200 square feet in area, signs that project beyond any street property line, and signs with moving parts or flashing lights.

The proposed sign bearing the message "Park, 50¢ evening," and an arrow pointing into the lot, is a refurbished neon double-faced sign that had formerly projected from a pole immediately east of the Grove Street entrance to the lot. The sign would be rehung on the same pole, but has been shortened in length so that it would not project over the property line. The sign which is 4 feet by 10 feet (40 square feet) in size, is designed to be seen primarily from Grove and Larkin Streets.

The proposed placement of new (refurbished) signs on the lot results from the recent change in the operator of the lot, the new operator being Allied Auto Parks, Inc. The contract between this operator and the City requires that approval of any signs also be given by the Director of Property and the Parking Authority. The subject sign has been approved by these two parties so that the lot, which presently has no sign identification, can be so equipped.

The new operator has also filed an application (No. 375320) for a non-illuminated double-faced free standing sign immediately west of the entrance to the lot. This proposed sign would be approximately 48 square feet in overall area; would contain an arrow pointing to the lot, the Allied Auto Parks, Inc. symbol, and the parking rates; and would be designed to be seen from the same streets as the previously discussed sign. This sign has not been approved by the Director of Property and the Parking Authority, who have asked that it not be submitted to the Commission for review at this time."

The Director recommended that the sign permit application be approved on condition that the sign would not project over the public sidewalk.

After discussion, it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the sign application be approved on condition that the sign will not project over the public sidewalk.

Elkin Tow Car Garage Proposal, northwest corner of Haight and Shrader Streets.

The Director noted that the Commission, on October 9, had exercised discretionary review powers and had denied a building permit application for a tow car garage on the northwest corner of Haight and Shrader Streets. Subsequent to that action, Mr. Murray, attorney for the applicant, had written three letters to the Commission. The first letter requested a rehearing of the initial proposal, and the second letter had requested that the application be amended to provide that the proposed building would be used for only a five-year period. The third letter, which had just been received, requested that the application be further amended to provide for a portion of the garage to be used for public parking. Rather than having the Commission respond on a piecemeal basis to the series of letters, he felt that it would be preferable if the applicant would be willing to withdraw the original application and to file a new amended application after reviewing the matter thoroughly with the staff of the Department of City Planning.

Commissioner Newman suggested that the revised proposal should also be discussed with representatives of the neighborhood during the interim.

After discussion, Mr. Murray, who was present in the audience, stated that he would be willing to proceed as the Director had suggested.

At 2:45 p.m. President Fleishhacker announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 3:00 p.m. for hearing of the remainder of the calendar.

3:00 P.M. - Room 282, City Hall

PUBLIC HEARING ON SOUTH BAYSHORE PLAN

President Fleishhacker welcomed the audience to the public hearing on the South Bayshore Plan and announced that a second hearing would be held on November 10 at 7:30 p.m. in the Burnett School Auditorium.

Allan B. Jacobs, Director of Planning, commented on the background of the South Bayshore study and the extent to which the community had been involved in the study. After reviewing the principal features of the plan, he outlined the procedures which would be followed by the Commission in considering and acting upon the plan.

President Fleishhacker read a letter which he had received from Mayor Alioto as follows:

"My congratulations to the City Planning Commission, the participating staff of the Planning Department, and to residents of the South Bayshore district for preparation of the "South Bayshore Study: A Proposed Development Plan." Our City truly can take great pride in this significant plan, for it points the way toward making

the South Bayshore one of the finest and most vital areas of the City. The potentials of the area are immense, particularly for new housing, recreation and shoreline development.

This plan has significance beyond the document itself. It has generated active citizen participation, a genuine give-and-take between the people of this community and the planners. A major district plan of this type, much like a good neighborhood, depends to a considerable extent on what the people make of it. I know that this plan will become more than advisory in nature. It is my understanding that the Bayview-Hunters Point Model Neighborhood Agency has reviewed the South Bayshore plan, and already is taking steps to implement its key elements.

At its public hearing today, the City Planning Commission will consider adoption of the South Bayshore plan, together with any modifications thereto, as an amendment to the Master Plan of the City and County of San Francisco. I wish to state my strong support for adoption of the plan, and after ample opportunity for public review and comment, I would hope that you and your fellow commissioners will act favorably on this most important amendment to the Master Plan.

Following adoption of the plan, we must proceed with all deliberate speed, both to translate the plan's major objectives and proposals into action-oriented development programs, and to complement further existing programs and projects of the South Bayshore Community. The people of the South Bayshore, having taken many exemplary actions toward continual improvement of their community, deserve nothing less than the most positive assistance we have to offer."

Emma Assalino, 717 Delta Street, noted that the proposed South Bayshore Plan was recommending low-density residential development for the Candlestick Cove area; and she asked if someone could define the term "low-density" for her.

The Director replied that the term "low-density" is generally taken to mean a density of up to fifty people to the acre.

Mrs. Assalino then asked what type of homes could be built in a low-density residential area. The Director replied that single-family homes would be built if the area were zoned R-1 and two-family homes would be built if the area were zoned R-2. Although the staff of the Department of City Planning had prepared a proposed development scheme for the Candlestick Cove area which was on view in the meeting room, the essential purpose of the proposed plan would be to say that the area should be developed residentially as opposed to industrially.

1. The first part of the report deals with the general situation of the country and the progress of the work during the year.

2. The second part of the report deals with the results of the work done during the year, and the progress of the various projects.

3. The third part of the report deals with the financial statement of the year, and the results of the various projects.

4. The fourth part of the report deals with the results of the work done during the year, and the progress of the various projects.

5. The fifth part of the report deals with the results of the work done during the year, and the progress of the various projects.

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8. The eighth part of the report deals with the results of the work done during the year, and the progress of the various projects.

9. The ninth part of the report deals with the results of the work done during the year, and the progress of the various projects.

Mrs. Assalino inquired if the housing to be built in the Candlestick Cove area would be subsidized by the Government. The Director replied that the Commission would not have control over the actual development of the property which is in private ownership; however, he felt that there might be very good reasons for recommending that the Candlestick Cove area should not be developed for public housing.

Mrs. Assalino stated that the Eichler Towers had brought too many people to Visitacion Valley; and she did not feel that the area could handle many more people.

President Fleishhacker emphasized that low-density development would not bring many more people to the area.

Mrs. Assalino then asked why residents of Visitacion Valley had not been contacted during the course of the South Bayshore study. The Director stated that it had seemed reasonable to the staff of the Department of City Planning to establish basic communication with representatives of the area north of Bayview Hill which constituted the bulk of the area under review. However, attempts had been made to contact people living in Little Hollywood during the course of the study. In any case, the point of the present hearing was to receive comments from people living both inside and outside of the study area before any final action was taken by the Commission on the plan.

Mrs. Assalino stated that she would prefer to have the Candlestick Cove area developed with single-family homes or even with industry rather than with the type of development which the staff seemed to be proposing.

Mildred Lee, 359 Peninsula Avenue, advised the Commission that she shared the sentiments which had been expressed by Mrs. Assalino; and she felt that Candlestick Cove should be developed with \$30,000 houses or else with light industry. She did not feel that either two-family dwellings or public housing would be appropriate for the area.

Stanley Wong, 300 Tocoloma Avenue, asked if the proposed plan would involve new educational and recreational facilities as well as new residential developments. President Fleishhacker replied in the affirmative.

Mr. Wong then asked if the City Planning Commission had been involved in the development of Candlestick Stadium. Mr. Jacobs replied in the negative.

Mr. Wong advised the Commission that residents of Visitacion Valley are "fed up" with public housing. He had previously asked Mr. Jacobs to define the term "moderate income homes"; and the Director had replied that the term implied homes costing approximately \$34,000. If that were the case, he would be wholeheartedly in favor of the staff's proposal for the Candlestick Cove area. However, since very few people on welfare would be able to afford homes in that price range, he doubted that such homes would actually be constructed. In conclusion, he pointed out the need for improving the Candlestick Cove School and remarked that improvements would be even more necessary if additional homes were to be constructed in the area.

The first part of the paper discusses the importance of the study of the history of the United States. It is pointed out that the study of history is not only a means of understanding the past, but also a means of understanding the present and the future. The author argues that the study of history is essential for the development of a nation and for the well-being of its people.

The second part of the paper discusses the role of the government in the development of the United States. It is pointed out that the government has played a major role in the development of the country, and that its actions have shaped the course of history. The author argues that the government should continue to play a role in the development of the country, and that its actions should be guided by the principles of justice and fairness.

The third part of the paper discusses the role of the individual in the development of the United States. It is pointed out that the actions of individuals have shaped the course of history, and that the individual has a responsibility to contribute to the development of the country. The author argues that the individual should strive to be a good citizen, and that he or she should work to improve the lives of others.

The fourth part of the paper discusses the role of the future in the development of the United States. It is pointed out that the future is uncertain, and that the actions of the present will shape the future. The author argues that the future should be planned, and that the actions of the present should be guided by the principles of justice and fairness.

The fifth part of the paper discusses the role of the past in the development of the United States. It is pointed out that the past is a source of wisdom, and that the actions of the present should be guided by the lessons of the past. The author argues that the past should be studied, and that its lessons should be applied to the present.

The sixth part of the paper discusses the role of the present in the development of the United States. It is pointed out that the present is a time of opportunity, and that the actions of the present will shape the future. The author argues that the present should be used to improve the lives of the people, and that the actions of the present should be guided by the principles of justice and fairness.

The seventh part of the paper discusses the role of the future in the development of the United States. It is pointed out that the future is uncertain, and that the actions of the present will shape the future. The author argues that the future should be planned, and that the actions of the present should be guided by the principles of justice and fairness.

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Sadie Fernandez, 250 Peninsula Avenue, noted that the Director had indicated that low-density residential development could be undertaken in an R-2 district; and she remarked that two-family dwellings selling for \$34,000 would have to be very cheaply constructed. The Director, in meeting with residents of the neighborhood on previous occasions, had also indicated that the Candlestick Cove area might become a redevelopment project area. It was her opinion, however, that it would be better to leave the development of the Candlestick Cove area up to private builders as is done in Pacific Heights and the better areas of the City. She noted that Little Hollywood is separated from the Hunters Point district by Bayview Hill; and she did not feel that her neighborhood should have been included in the South Bayshore Plan.

Mrs. Fernandez stated that the Visitacion Valley neighborhood had deteriorated since the Eichler Towers were built with garbage on the streets and window shades broken; and, if the project contemplated for the Candlestick Cove area in the proposed South Bayshore Plan was similar in nature to the Eichler Towers, the neighborhood could no longer have faith in City government.

Joseph Brajkovich, 280 Tocoloma Avenue, raised objections to the fact that residents of Little Hollywood had not been kept informed during the course of the South Bayshore study. He pointed out that Bayview Hill separates Visitacion Valley and Little Hollywood from the majority of the South Bayshore area; and both Little Hollywood and Candlestick Cove would necessarily rely on Visitacion Valley for goods and services instead of the Third Street commercial strip which serves the bulk of the South Bayshore area. Under the circumstances, he felt that the Commission should schedule a public hearing in Visitacion Valley so that residents of the neighborhood could have an opportunity to comment on the plan.

Mr. Brajkovich stated that the Director of Planning had made different suggestions regarding the type of housing which might be located in Candlestick Cove on different occasions. On one occasion, duplexes had been mentioned; and, at another time, \$25,000 to \$35,000 single-family homes with individual entrances and party walls had been mentioned as possibilities. The residents of Little Hollywood, however, were opposed to having any additional low-rent housing projects in the area; and, for that reason, they wished that the exact type of structures to be built and the type of financing which would be used could be clarified.

The Director stated that the South Bayshore Plan recommended only that the Candlestick Cove area be developed with low-density residential buildings and did not include recommendations as to the specific type of buildings to be constructed or the type of financing to be used.

Commissioner Porter noted that Little Hollywood is presently zoned R-1; and she pointed out that low-density residential development, indicating R-1 or R-2 zoning, would protect the character of the neighborhood.

The Director remarked that the essential point of the recommendations made in the South Bayshore Plan was that Candlestick Cove should not be developed industrially as would be the case under present zoning but that it should be developed residentially with complementary school, commercial, and recreational facilities.

The first part of the report deals with the general situation of the country. It is a very interesting and informative document. The second part of the report deals with the specific details of the situation. It is a very detailed and thorough document. The third part of the report deals with the conclusions and recommendations. It is a very clear and concise document.

The report is a very important document. It provides a comprehensive overview of the situation in the country. It is a valuable resource for anyone interested in the country's affairs.

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Mr. Brajkovich stated that while he would prefer the lowest density possible for the Candlestick Cove area, he did not personally object to R-2 zoning; however, he and his neighbors were strongly opposed to having any additional low-income housing located in their neighborhood. He noted that minority people had been herded into the Visitacion Valley area for a number of years; and he felt that it was time that other neighborhoods in San Francisco should begin to bear the burden. If additional low-cost housing were to be constructed in the City, he felt that it should be located on sites such as Fort Miley, Fort Mason, and Fort Funston.

President Fleishhacker advised Mr. Brajkovich that the City Planning Commission does not tell people where to live according to the color of their skin.

Mr. Brajkovich acknowledged the truth of President Fleishhacker's statement. However, he pointed out that the Commission does control zoning and land use; and, if the Commission were to zone Candlestick Cove for low-income housing developments, he and his neighbors would violently object. He advised the Commission that the Candlestick Cove property is presently owned by the Sunset Scavengers; and he had been advised that the owners are considering a scheme for development of the property which would have nothing to do with Federal financing. Under the circumstances, he hoped that the Commission would delay any other proposed projects for the area and give the present owners a chance to undertake a development which would enhance the neighborhood.

Charles Kay, 10 Hunters Point Boulevard, represented the Hunters Point Tax Payers. He complimented the staff of the Department of City Planning on the plan which had been prepared; however, he regretted that the plan had failed to contain any reference to the 1976 World Exposition which is being planned for the India Basin and Butchertown area. The Exposition would provide a great many jobs; and, unless immediate steps are taken to prepare the necessary site, the World Exposition will probably take place in some other city.

Henry Schindel, representing the Visitacion Valley Merchants Association, advised the Commission that property owners in Visitacion Valley deserve and want the best; and they do not want more housing in the area. He stated that they did not wish to deprive anyone now living in San Francisco of housing; but he pointed out that over 2,000 houses are currently for sale in San Francisco. He hoped that the Candlestick Cove area could be used for light or heavy industry in a way which would complement the adjacent neighborhood. New industry would provide jobs; and, with new jobs, minorities and other people now without jobs would be able to purchase housing and to live like human beings. On the other hand, construction of new ghettos in Visitacion Valley would be most undesirable both from the point of view of present residents of the area and from the point of view of people who would have to live in the low-cost housing.

President Fleishhacker noted that a large portion of the South Bayshore study area would be reserved for industrial use. Mr. Schindel felt that more industrial land would still be needed.

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Harold B. Brooks, Jr., Chairman of the Bayview-Hunters Point Model Neighborhood Commission, stated that the entire study area had been known as the Bayview District before the Hunters Point Shipyard and the public housing had been constructed during World War II. After the war, it was apparent that the Bayview-Hunters Point district lacked many of the things which are necessary for a good neighborhood such as theatres, recreational facilities, public transportation, etc.; and representatives of the community had begun to appear before the City Planning Commission to solicit changes. Finally, the City Planning Commission had agreed to prepare a plan for the neighborhood; and residents of the area were happy to work with the Commission to formulate the best possible land use for the area. Yet, if people are to live together in the neighborhood, they will have to learn to understand each other; and the function of the Model Neighborhood Agency would be to assist in that regard. Concluding his remarks, Mr. Brooks read the following resolution which had been adopted by the Bayview-Hunters Point Model Neighborhood Commission:

"THAT the Hunters Point-Bayview Model Neighborhood Agency highly recommends the South Bayshore Study as a plan which, when implemented, will greatly benefit the area residents in many ways, and that the success of this effort is largely due to its collaborative character which was instigated and pursued by the area residents.

THAT the City Planning Department be commended for developing a plan which goes far in showing how our area could be made a more integral part of San Francisco instead of its presently deplorable state of physical and psychological isolation. Implementation of this plan would both help to put us into the mainstream of city life and bring us into sight.

THAT the study be additionally commended for its suggestion that the recreation potential of the candlestick park area be more fully developed. As a result, residents of this area as well as these from all over the city would be able to enjoy recreational facilities and activities in this good weather area.

THAT the Model Neighborhood Agency will develop more fully the program recommendations of the study so that they fit the needs and resources of the residents as close as possible. In some cases such as housing rehabilitation and conservation, this may mean new and innovative programs instead of the traditional approaches."

Reuel S. Brady, 1130 Gilman Avenue, represented the Hunters Point-Bayview Joint Housing Committee. In view of the amount of publicity which had been carried in the newspapers about the South Bayshore study over the past three years, and in view of the number of meetings which had been held in the area and which had been attended even by people from Little Hollywood, he felt that it was unfair for people

to say that no one in the South Bayshore area knew of the study. In fact, never before the South Bayshore study was undertaken had a community been asked to participate and to tell the Commission what they themselves wished to do in their neighborhood. In his opinion, one of the most important features of the plan was the treatment recommended for the waterfront, an area which had remained unused for many years; and he hoped that a marina equal to the one in the northern part of San Francisco could be constructed in the Candlestick Cove area. While speakers from Visitacion Valley had suggested that Candlestick Cove should be used for industrial purposes, Mr. Brady felt that the area should be used for residential purposes. The specific type of housing for the area could be decided upon at a later date; however, he felt that it was extremely important that the plan to be adopted by the Commission should designate the area for housing.

Ray Barsanti, 119 Nueva Avenue, asked the Director to define the term "low-density residential" again and to comment upon the type of homes which might be constructed in the Candlestick Cove area if the recommendation of the staff were followed. The Director replied that "low-density" development generally means approximately 55 people to the net acre of land as opposed to medium-density development with 110 people to the net acre of high-density development with 220 people to the net acre. Under low-density development, fifteen or sixteen dwelling units might be constructed to the acre. The type of housing to be constructed in the Candlestick Cove area would ultimately depend upon designs prepared by private developers in conformance with the requirements of the City Planning Code. Little Hollywood itself is a low-density neighborhood; and, if Candlestick Cove were developed for low-density residential purposes, the two areas would be similar in character.

Mr. Barsanti stated that residents in his neighborhood did not want to have another housing project in the area; and, under the circumstances, he felt that Candlestick Cove should be reserved for private rather than public development.

The Director stated that neither adoption of the South Bayshore Plan nor adoption of specific zoning classifications for the area would have any affect on whether or not the Candlestick Cove area would be developed with public housing. However, if the Commission so desired, it could adopt a resolution recommending that public housing not be constructed in Candlestick Cove.

Mr. Barsanti believed that people dislocated from Western Addition Re-development Project Area A-2 would have to move to Visitacion Valley and Little Hollywood; and he believed that it was for that reason that the development at Candlestick Cove was being proposed.

Emory Curtis, 1437 Revere Avenue, stated that he had headed a task force of the Model Neighborhood Agency which had held a number of meetings on the South Bayshore Plan. He felt that the plan was of good quality; and he believed that it would provide a chance to upgrade the whole neighborhood and to make it a part of the City. He realized that new housing and new industry in and of themselves would not automatically improve the area unless other things were done; and, in that regard, he thought that it was most important that the commercial area along Third Street should be improved. By the same token, development of the Candlestick Cove

THE UNIVERSITY OF CHICAGO

CHICAGO, ILLINOIS
JANUARY 1, 1900
TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO
FROM THE DEAN OF THE FACULTY
SIR: I have the honor to acknowledge the receipt of your letter of the 29th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I am, Sir, very respectfully,
Yours very truly,
[Signature]

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marina, provision of additional green space and recreational areas and improvement of traffic patterns in the area would be essential. In view of the existing and proposed freeways which will surround the area, he felt that there is a very good chance that the neighborhood will slip out of sight and out of mind again if the South Bayshore Plan is not implemented; and, for that reason, he urged that the plan be adopted by the Commission.

Lewis Lindsay, representing the transportation committee of the Citizens' Planning Committee, stated that he was not directly interested in the subject neighborhood; however, it seemed to him that the staff of the Department of City Planning had prepared an excellent plan for the area. He acknowledged the necessity of having all types of housing and industry; but, he felt that the most vital issue is the one of transportation. While other members of the audience had discussed housing density, he was most concerned about the 150 square feet which people occupy in their "overblown Babylonian barges". In his opinion too much density is being taken up by "overindividualized mobility"; and he felt that the Commission should begin to plan for residential neighborhoods for people who do not wish to own automobiles. If people would get out of their automobiles, he believed that they would both live better and feel better.

Mr. Brajkovich agreed with Mr. Curtis that the South Bayshore area had decayed; however, as long as people presently living in the area remain, he did not believe that the physical plan presently under consideration would be of any help at all. Even if the Mark Hopkins Hotel were moved to the area, the neighborhood would still be a slum; and, in fact, a new school which had recently been constructed on Mendell Street already has boarded up windows. Under the circumstances, he wondered what good construction of new stores on Third Street could possibly do.

Mr. Curtis stated that he had had discussions with merchants from the area to determine what could be done; and he believed that progress could be made. In any case, he believed that the quality of an area does have something to do with the character of its people.

The Secretary summarized letters which had been received from Alvin H. Baum, Jr., deputy director of San Francisco Bay Conservation and Development Commission, from Wilbur G. Vestnys, Assistant Superintendent of the San Francisco Unified School District, and Allan S. Hart, District Engineer for the State Division of Highways. All three letters indicated general conformance between the South Bayshore Plan which had been prepared by the Department of City Planning and the plans or policies of the other agencies.

Viola Happy, owner of property in Visitacion Valley, remarked that most of the people present in the audience had come to object to any additional low-cost housing being constructed in their neighborhood. Under the circumstances, she felt that it would be helpful if the Commission could urge the newspapers to publish a map showing where low-cost housing units are existing or projected throughout the City.

10/23/69

Commissioner Porter remarked that the Commission was considering an overall plan for the South Bayshore area; and, she felt that it was unfortunate that discussion during the present meeting had been limited to only a small portion of the study area.

President Fleishhacker reminded members of the audience that the next public hearing on the South Bayshore Plan would be held on Monday evening, November 10, at the Burnett School Auditorium at 7:30 p.m.

The meeting was adjourned at 4:35 p.m.

Respectfully submitted,

Lynn E. Pio
Administrative Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, November 6, 1969.

The City Planning Commission met pursuant to notice on Thursday, November 6, 1969, at 1:15 p.m. at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, President; James S. Kearney, Vice President; William M. Brinton, James J. Finn, Thomas Miller, Walter S. Newman and Mrs. Charles B. Porter, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation; Robert Passmore, Assistant Zoning Administrator; Samuel Jung, Planner IV; Peter Svirsky, Planner IV; Marie Carlberg, Planner III; Patricia Sheehan, Planner II; Daniel Sullivan, Planner II; and R. Bruce Anderson, Acting Secretary.

Scott Blakey represented the San Francisco Chronicle and Donald Canter represented the San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Commissioner Newman and seconded by Commissioner Kearney, that the minutes of the meeting of October 16, 1969, be approved as submitted. The Commission was unanimous in favor of this motion.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that Ed Murphy's mother, Mrs. Margaret C. Murphy, died this last Monday evening. He stated that he was certain that the Commission would join him in expressing deepest sympathy to Mr. Murphy and his family.

The Director then distributed a draft resolution to the Commission for its consideration, regarding a proposed contract between the City and Mr. Thomas Aidala for professional services as part of the Department's Urban Design study. Mr. Jacobs reviewed a detailed scope of work to be performed by Mr. Aidala. Commissioner Porter moved, and Commissioner Kearney seconded the motion, to authorize the Director of Planning to execute an agreement with Thomas R. Aidala to undertake urban design studies related to the development of an urban design plan. Before a vote of the Commission was taken, Commissioner Newman asked Mr. Jacobs to cite specific examples of the types of products to be produced as a result of Mr. Aidala's contract. Mr. Jacobs explained that Mr. Aidala would undertake a close examination of public areas, such as sidewalks, playgrounds, and streets; and that following such an examination, design terms of reference would be provided to guide new developments. In short, Mr. Aidala's study would result

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
CHICAGO, ILLINOIS

TO THE HONORABLE CHAIRMAN OF THE BOARD OF TRUSTEES
OF THE UNIVERSITY OF CHICAGO
FROM
THE DEPARTMENT OF CHEMISTRY

CHICAGO, ILLINOIS

THE DEPARTMENT OF CHEMISTRY has the honor to acknowledge the receipt of your letter of the 10th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

Very respectfully,
J. H. COOPER, Chairman

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in a guidebook. Commissioner Newman then inquired as to the amount of this study. Mr. Jacobs responded that it would cost approximately \$10,000, to be executed over a six-month time period. Additionally, Mr. Aidala must produce a "plate ready" report. The Commission then voted to approve the draft resolution. The vote was 5 - 0.

The Director asked for the Commission's approval of a second draft resolution, necessary in order to request a supplemental appropriation from the Board of Supervisors to cover losses incurred by a recent burglary in the Department's ballroom. Commissioner Miller recounted past burglaries of the Department, and in a somewhat jocular vein, suggested that the staff might begin working on staggered shifts. Mr. Jacobs responded that the same desired effect might be created if the lights were to be left on all night. Commissioner Newman, on the other hand, suggested that the Department and the City at large pursue the idea of installing ultra-sonic equipment, which is beginning to gain widespread acceptance as an effective means of detection. Hearing no further discussion, Commissioner Porter moved and Commissioner Kearney seconded the motion to approve the draft resolution, calling for a supplemental appropriation by the Board of Supervisors to cover the Department's losses. The vote of the Commission was 5 - 0 in favor of this motion.

The Director advised the Commission of a public meeting of the Surplus Property Commission to be held this afternoon at 2:00 p.m. Because the Commission will consider future disposition of Alcatraz Island, Mr. Jacobs stated that he intended to attend this afternoon's meeting. Commissioner Porter inquired about a report to be made by the United States Department of Interior with respect to disposition of the Island. Mr. Jacobs stated that it was his understanding that officials of the Department of Interior would make their report known on or about December 1. President Fleishhacker suggested that it might be in order to forward the Planning Commission's recently-passed resolution to Secretary of Interior Hickel. Commissioner Kearney responded by saying that he did not feel such an action would be in order, as the Board of Supervisors had neglected the Commission's resolution in subsequent actions of its own. President Fleishhacker then suggested that the Commission could send an independent letter instead. Commissioner Newman stated that if such a letter should be sent to Secretary Hickel that it should be sent through appropriate City channels. President Fleishhacker concluded that as no motion had been made on this matter that it should be dropped at this time.

The Director wished to remind the Commission of the special meeting next Monday night, November 10, to hear further public comment on the South Bayshore Plan. He reported that the meeting will be held at the Burnett School Auditorium, 1551 Newcomb Avenue, (at Mendell), and will start at 7:30 p.m.

REFERRALS

R69.56 Vacation of an additional 21.67 foot portion of Merchant Street between Montgomery and Sansome Streets (Transamerica Building).

The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations (1) for arbitrary values of the parameters α and β . It is shown that the system has solutions for all values of the parameters α and β if the function $f(x)$ is continuous and has a bounded derivative.

In the second part of the paper the problem of the existence of solutions of the system of equations (1) for arbitrary values of the parameters α and β is solved. It is shown that the system has solutions for all values of the parameters α and β if the function $f(x)$ is continuous and has a bounded derivative. The solutions are found in explicit form.

In the third part of the paper the problem of the existence of solutions of the system of equations (1) for arbitrary values of the parameters α and β is solved. It is shown that the system has solutions for all values of the parameters α and β if the function $f(x)$ is continuous and has a bounded derivative. The solutions are found in explicit form.

In the fourth part of the paper the problem of the existence of solutions of the system of equations (1) for arbitrary values of the parameters α and β is solved. It is shown that the system has solutions for all values of the parameters α and β if the function $f(x)$ is continuous and has a bounded derivative. The solutions are found in explicit form.

Peter Svirsky, Planner IV, advised the Commission that the Transamerica Corporation is now requesting vacation of an additional 21.67 feet of Merchant Street immediately to the east of the portion involved in a previous referral (R69.24). Mr. Svirsky stated that this additional vacation of street area is desired in order that the building site may be squared off in a straight line along its eastern side. Additionally, a slight change in the siting of the building may then bring it closer to this eastern boundary. If this additional street vacation is found in conformity with the Master Plan, it would bring the total vacation of Merchant Street as requested by the Transamerica Corporation to 205 feet in length. Mr. Svirsky added that revised plans for the Transamerica Building were received today; however, the staff has not yet had an opportunity to review these plans.

Mr. Jacobs recommended, both in recognition of the fact that the earlier vacation already has been accomplished and in accordance with the Commission's previous policy that the vacation of an additional 21.67 feet of Merchant Street between Sansome and Montgomery Street be found in conformity with the Master Plan. Commissioner Porter moved to accept the Director's recommendation and Commissioner Kearney seconded this motion. The vote of the Commission was 5 - 0 in favor of the Director's recommendation.

R69.16 North Point Street, change in official sidewalk width on the north side between Columbus Avenue and The Embarcadero, from 0 feet to 9 feet 6 inches.

Samuel Jung, Planner IV, explained to the Commission that as development along North Point Street has changed during the past several years, from industrial to retail commercial and residential, the sidewalks which had previously been abolished to permit spur tracks and truck loading directly alongside buildings have been reestablished at a width of 10 feet. Between Columbus Avenue and The Embarcadero, ten-foot sidewalks have been constructed on the south side in the four blocks between Mason Street and The Embarcadero. Street trees have been planted in the new sidewalk areas fronting the Akron Store and the North Point apartments. Mr. Jung also stated that landscaping for the North Point sewage treatment plant is located between the sidewalk and the buildings. West of Mason Street to Columbus there are no sidewalks on the south side as yet, although the expansion of Cost Plus brought more pedestrian traffic. On the north side, no sidewalks have been constructed yet, except the one fronting the Longshoremen's Hall between Taylor and Mason Streets, which is six feet wide and located entirely within the property line. West of Columbus Avenue to Van Ness Avenue, there are ten-foot sidewalks. Mr. Jung reminded the Commission that it had reviewed and approved three previous referrals on the width of North Point sidewalks.

Mr. Jung advised the Commission that in the form that this referral was originally received from the Department of Public Works last month, sidewalk widths were to be established at nine feet on both sides of the street, including those blocks on the south side where ten-foot sidewalks already have been constructed. He added that subsequent discussions between the staffs of City Planning and Public Works have lead to the conclusion that future traffic

THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 1, 1900
SIR:
I have the honor to acknowledge the receipt of your letter of the 29th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I am, Sir, very respectfully,
Yours obediently,
J. H. COOPER, Secretary.

Very truly yours,
J. H. COOPER, Secretary.

Enclosed for you are two copies of the report of the Board of Engineers, dated December 1st, 1900, in relation to the proposed construction of a new bridge over the Mississippi River at St. Louis, Mo.

I am, Sir, very respectfully,
Yours obediently,
J. H. COOPER, Secretary.

Very truly yours,
J. H. COOPER, Secretary.

Mr. Jacobs recommended that the Director of Planning be authorized to report that the change in official sidewalk width on North Point Street from 0 feet to 9 feet, 6 inches on the north side between Columbus Avenue and The Embarcadero is in conformity with the Master Plan. He recommended further that the sidewalk on the south side of the street be retained at 10 feet.

R69.40 Vacation of Acadia Street between Monterey Boulevard
and Circular Avenue

Mr. Jacobs wished to observe, in light of the two referrals just handled, the cooperation between the staffs of the Department of Public Works and the Department of City Planning in working out the particulars of these two cases.

CU69.50 153 and 157 Lobos Street, south side, 325 feet
east of Capitol Avenue.
Request for a Nursery School Day-Care Center
for no more than 34 children.

11-6-69

R. Spencer Steele, Assistant Director-Implementation, reminded the Commission that this conditional use application had come before the Commission one month ago, at which time it was decided to take this case under advisement. At that time, the staff recommendations favored approval of this case. Mr. Steele pointed out, nevertheless, that certain confusion and misunderstanding still may be circulating as to the particulars of this case; for example, the age of the children to be served by this day-care nursery school facility.

Mr. Steele briefly reviewed the case before the Commission. He stated that the applicants wish to construct a one-story building to be used as a nursery school and day-care center for 34 children. This facility would include two off-street parking spaces to be provided for staff and guests, and as well, 3,444 square feet of open space are to remain on the lot for play activities. The applicants have said that it is their aim to function as a community service to parents and children by providing efficient and well-organized care and guidance to pre-school and early school-aged children who must be separated from their parents for most of the day. They maintain that there is a need for this service in the area. The surrounding area is zoned R-1 for the most part, with a strip of R-2 zoning along Plymouth Avenue on the east edge of the subject block and "P" zoning for Oceanview Playground across Lobos Street to the north of the subject property. The surrounding area is characterized by one and two-family dwellings, nonconforming stores and a nonconforming gas station along Plymouth Avenue. St. Michael's Church and Grammar School is east of the subject property on Farallones Street and Broad Street.

President Fleishhacker asked Mr. Steele if the staff recommendation still favored the granting of this conditional use. Mr. Steele responded in the affirmative. President Fleishhacker then said that the Commission would first hear those persons who wished to speak in favor of the conditional use application, and then would hear those who might wish to speak against this application.

Mrs. Anne Jayne, 418 Vernon Street, identified herself as Chairman of the Children's Committee of the Ocean View-Merced Heights-Ingleside (OMI) Neighborhood Association. Mrs. Jayne asked the Commission for approval of this application. She stated that 98 families with 451 children were polled in the neighborhood. This poll revealed a lack of education as shown by low reading scores of the children. This poll also revealed that many parents would favor this private day-care center. The families who would be using it would not be necessarily low-income families, but rather many families where both parents work. Mrs. Jayne reported that a similar facility now exists across the street from where she lives and that this facility is not bothersome to her neighborhood.

Mrs. Ernest Matlock, 155 Farallones Street, advised the Commission that she has six kids and, while she is not working at present, she needs to go to work to help keep her home going. She said that she highly recommends the center and wished to add that many others also in support of the center could not attend today's meeting.

At this point in the proceedings, Commissioner Brinton assumed his place at the Commission table.

Grover Vinette, 540 Urbano Drive, wished to report to the Commission that adjacent property owners are not opposed to this project.

President Fleishhacker asked if there were any persons in attendance who were opposed to this conditional use application.

Ray L. Peppars, Jr., 115 Lobos Street, identified himself as a City employee for the last 26 years, and stated that he was representing 22 property owners who are opposed to this project. Mr. Peppars said that to his knowledge only two property owners on the block were in favor of the center. He said that he was coming before the Commission today trying to act as a spokesman for the community. He said that if this thing happens, after 18 years on this block, a lot of people will go down the Peninsula in order to sleep well at night. Mr. Peppars added that he and others are greatly disturbed by a local park where troubles have occurred recently. Furthermore, he could not see why the block should be penalized; he does not wish to be disturbed, and frankly, he would like to live and die on this block in peace. He suggested to the Commission that the center be put in other locations, such as nearby vacant lots. He concluded his remarks by requesting that the poor man be left alone to live as he chooses.

President Fleishhacker then asked to see various petitions submitted with respect to this case; in turn, he read the wishes of those signing these petitions.

Mrs. Katherine G. Charles, 1344 Ocean Avenue, told the Commission that she is 81 years old and that basically she is in opposition to the project because of the other uses that might follow should this particular use be permitted. President Fleishhacker assured Mrs. Charles that approval of this conditional use application would in no way commit the Commission to approval of other possible applications for additional conditional uses in this area.

Mr. Vinette wished to be heard once again, explaining to the Commission that kids will be supervised and will remain inside the facility for the most part. He stated that, in his personal opinion, Mr. Peppars had misrepresented the case as it is now before the Commission.

President Fleishhacker recognized another person who wished to speak in favor of this conditional use application.

Elizabeth Glover identified herself as a San Francisco public school teacher for the past 25 years. She stressed to the Commission that college-trained teachers will supervise the children who use this facility and that the neighborhood needs this kind of center. From her point of view, the only way to educate is to start with the young; and the young should not be denied opportunity.

11-6-69

President Fleishhacker wished to explain the meaning of a conditional use as it would apply to the kind of case now before the Commission. A conditional use, he stated, is the kind of use that is allowed in a given zoning district, but it is one which as well requires the Commission's approval. When a conditional use is approved by the Commission, it means that the Commission had decided that such a use would not be injurious to the character and scale of a neighborhood. Also, the Commission may attach conditions to the approval of any conditional use so as to lessen the possible impact of a conditional use with respect to other uses and activities of a neighborhood. He added that granting of a conditional use does not mean a change in zoning, nor does it mean that other uses necessarily will follow which would require either conditional use approval or a change in zoning.

President Fleishhacker requested that the staff present its draft resolution to the Commission at this time. Mr. Steele commented that only a few changes have been made to the draft resolution as presented to the Commission a month ago, and that these changes have been made mainly with respect to the hours of operation of this facility. Mr. Steele said that the staff recommendation calls for approval of this application in line with the following reasons: there is a demonstrated need for day-care nursery school facilities in this area; the use of the property as a pre-school and primary school children's care center in a new one-story building, designed specifically for this use, would be compatible with the surrounding uses; and the site is adjacent to the Ocean-view Playground, which could provide for additional open space.

Mr. Steele then read the conditions to be attached to approval of the subject conditional use application:

- 1) the use should be restricted to day-care for nursery school and primary age children, serving primarily residents of the Ocean View, Merced Heights, San Miguel and Ingleside districts of the city;
- 2) it would be limited to 34 children;
- 3) activities should not result in excessive noise;
- 4) hours of operation should be restricted from 6 a.m. to 6 p.m.
- 5) the use must conform to exhibit A, as attached to the subject application;
- 6) two off-street parking spaces are to be provided;
- 7) any signs will be limited to 4 square feet; and
- 8) there is a two-year time limitation to begin construction.

President Fleishhacker asked if these conditions were acceptable to the applicants. They responded in the affirmative. Commissioner Brinton wished to inquire what determined the particular hours of operation. Mr. Vinette rose from the audience and stated that because mothers are working, there is a need to start early, because many of the mothers need to be at work by 7:00 a.m. Commissioner Porter inquired as to the number of teachers to be employed at this facility. The response was five teachers. Commissioner Kearney stated that he thinks people have bought their homes in this area in good faith, and that the time they purchased their homes, they did not anticipate a use of this sort in an R-1 district. Commissioner Brinton stated that a five-day limitation should be put into the conditions so as to limit activity at the center to weekdays only. Commissioner Porter added that she thinks the school of this sort should be in accord with the neighborhood; she stated that at this point, from all appearances, she is not sure that it is in definite accord with the neighborhood. President Fleishhacker stated that he feels the opposition to this center is misinformed, for in his opinion, the center would be an improvement to the neighborhood. Additionally, the playground, which already is across the street, would serve to complement this facility.

Commissioner Brinton moved, and Commissioner Newman seconded the motion, to adopt the draft resolution now before the Commission, provided that the hours of operation are amended to read that use of this facility shall be permitted only between the hours of 6 a.m. and 6 p.m., Monday through Friday. The Commission then voted 4-2 in favor of conditional use application R69.50, with attached conditions.

CU69.53 446 Randolph Street, northeast corner of Arch Street.
Request for a Nursery School-Day Care Center for
approximately 20 children

Mr. Steele explained to the Commission that the applicant in this case, the Pilgrim Community Church, wishes to convert the present dwelling unit at 446 Randolph Street for use as a nursery school and day-care center for 20 children between 3 to 5 years of age, plus part-time care for primary school-age children. The tentative hours for operation would be 7 a.m. to 6 p.m. The proposed 2500 square foot play area, which is level and 6 feet above street grade, will be landscaped and fenced. Parking and loading would be on the street. The applicant has said that the aim is to provide day care for children whose parents are gainfully employed five days a week, and to provide service to these children and their parents. The day-care center is intended to be a community service for residents of the area. Mr. Steele reported that along Randolph Street zoning principally is R-3, and the primary land uses are single-family and multiple-family dwelling units. Across from the church, the zoning is C-1. The "M" streetcar runs along Randolph Street.

Reverend Elmore Giles, pastor of the Pilgrim Community Church, stated that he believes existing church facilities could be put to better use, and hence the reason for this conditional use application. Commissioner Miller inquired as to who would direct this operation. Reverend Giles responded that there would be a director and an assistant director; on the basis of state law, there would

be one instructor for each ten children. President Fleishhacker advised the other commissioners and members of the audience that he had been presented with a letter from the OMI Neighborhood Association, endorsing the subject proposal. Commissioner Porter inquired about the feelings of the neighbors in the area. Reverend Giles responded that he has spoken to a few of these neighbors, and that he has found none in opposition to the project. Commissioner Newman wished to inquire as to the number of members in OMI. A respondent to the question stated that, to the best of his knowledge, the membership numbers over 100 persons. President Fleishhacker stated that hearing no further comment, he would now ask for the staff recommendation.

Mr. Steele stated that the staff recommendation called for approval of the subject proposal for the following reasons: the need for such facilities has been demonstrated; the use would be compatible with the adjacent church and nearby single-family dwelling units; a large play area, substantially exceeding minimum requirements, is part of the subject proposal; and the project is adjacent to the Pilgrim Community Church.

Mr. Steele went on to add that the staff has recommended certain conditions to be attached to approval of the application. He listed these conditions as: the facility is to be used by pre-school and primary school children primarily of the immediate area; the project shall be developed in conformity with plans submitted with the application, listed as exhibit A; the number of children will be limited to 20; the activities should not result in excessive noise; the hours of operation will be 6 a.m. to 8 p.m.; and the time limit for beginning construction will be two years.

Commissioner Porter stated that she thinks the resolution is confusing, because while one of the conditions allows for a two-year time period to begin construction, the application itself has stated that there is an immediate need for construction of the facility. Mr. Steele responded that a two-year time limitation has been set down in order to allow a reasonable time period for construction, should there be delays in completing this project. Commissioner Brinton then asked if it would not be necessary to modify the existing building. Reverend Giles responded that a modification would be necessary to the extent of providing a new toilet facility. Commissioner Brinton then asked what might be required in the way of fireproof construction for the facility. Reverend Giles responded that this question remains unanswered, although at an earlier time City inspection passed the subject structure for use as a youth hall.

Commissioner Newman moved, and Commissioner Kearney seconded the motion, to adopt the draft resolution calling for approval of CU69.58. Before the question was called for, Commissioner Kearney wished to state that this nursery school and day-care center is located in an R-3 zone, in contrast to the previous case, which called for a like facility in an R-1 zone. The vote of the Commission was 6-0 in favor of the draft resolution.

11-6-69

CU69.53 Vacant lots on Scott Street, east side 75 feet north of Eddy Street, on Farren Street 75 feet north of Eddy Street, and on Farren Street 150 feet north of Eddy.
Request for the expansion of existing parking lots.

Mr. Steele explained this case to the Commission, stating that the California College of Podiatric Medicine, as an authorized agent of the San Francisco Redevelopment Agency, intends to use these lots for off-street parking for students and faculty of the college until master plan construction commences in mid-1970. The San Francisco Redevelopment Agency has leased these parcels to the College on a temporary basis, as part of Western Addition Redevelopment Project A-2, pending complete acquisition of other adjacent parcels required for implementation of the College's master plan for expansion. These lots will expand present parking space in two conditional use lots located on Farren and Scott Streets. Mr. Steele explained that access would be from Farren and Scott Streets and remain unchanged from the present. He also pointed out that the Farren Street lot's capacity will be increased from 15 to 36 cars; the Scott Street lot will add 28 spaces to accommodate a total of 39 cars. No landscaping is shown on the plans for the subject application. Mr. Steele went on to say that the subject properties are in an area zoned R-3. The properties along the west side of Scott Street, as well as those within the subject Assessor's block, are developed with low- and medium-density dwelling units and buildings of the California College of Podiatry. All buildings other than those of the College on this block, however, have been designated for acquisition and demolition. The land use plan for Western Addition Area A-2 designates this block as institutional use. Mr. Steele also stated that properties north of Ellis and south of Eddy Street are zoned R-4 and that high-density, multiple-family residential buildings predominate as land uses in these areas.

President Fleishhacker asked to hear from the applicant in this case.

J. Philip Gaunt, associated with Rex Allen and Associates, advised the Commission that his firm is preparing a master plan for the college and that this use is an interim measure in order to get cars off the street. Commissioner Porter inquired as to how much land the college controls. Mr. Gaunt replied that it controls eight to ten blocks. Commissioner Porter then inquired if the College would not need to control all of the land they will use for the master plan. Mr. Gaunt replied that the College would need to control all of the land it will need for execution of its master plan. President Fleishhacker then asked if anyone wished to speak in opposition to this project.

Eddie Mattox, 1801-1823 Ellis Street, said he is the owner of 18 flats. Mr. Mattox told the Commission that the College was once a little foot clinic, but at the same time it has been trying continually to gobble up land all over the neighborhood. He stated that already there is a parking lot and asked, therefore, why there needed to be another. He asserted that the College wants to tear down all the buildings in the area for the use of the College, and that

if this should happen, there would be no place left to live. In its present state, nobody is around because all of the buildings are boarded up. On the 1700 block of Eddy, houses are torn down and this means that no taxes are collected, but at the same time, everyone is paying out instead, in order to keep down the grass and weeds.

Lewis Lindsay, speaking for the Transportation Section of the Citizens Planning Committee, said that he thinks the Planning Commission has made some good decisions in the past. In this particular case, he pointed out, automobiles will produce over-crowding, but most importantly, our system for environmental ecology dictates that this application and others like it should be denied.

Commissioner Kearney at this point stated that in his mind apartments have precedence over parking lots.

President Fleishhacker asked for the staff recommendation. Mr. Steele, stating that notwithstanding the comments of Commissioner Kearney and the other two gentlemen, the staff still feels that approval should be given to this project for the following reasons: the lots are on a renewable 30-day term lease from the Redevelopment Agency; the College has requested the use of parking lots as a temporary interim use to be continued only until approval of the master plan of the College and sale of the subject parcels to the College; the existing parking lots are authorized subject to stipulations; and the supply of parking both on-street and off-street is presently insufficient, causing congestion, double parking, blocking of driveways, and blocking of sidewalks. Mr. Steele then distributed the draft resolution commenting that conditions for approval of the subject application would be as follows: authorization for a period of one year only; parking lots should be paved and improved with spaces clearly marked; at the termination, all prior conditions should continue unless other conditions have been approved as a part of the master plan of the College; and extension over the one-year period should be granted only if appropriate landscaping has been provided.

Commissioner Porter inquired as to whether or not other parking lots are now being used by the College. Mr. Steele replied that the College is using other parking lots. President Fleishhacker asked if landscaping has been provided for. Mr. Steele responded that landscaping has not been provided for, if for no other reason than approval would be granted for one year only. Commissioner Newman wanted to know about the 30-day renewable lease with the Redevelopment Agency. Mr. Steele responded that the College must renew the lease every 30 days for up to one year. Commissioner Brinton then stated that with all due respect to the staff recommendation, he feels strongly that housing is more important than parking and that the Redevelopment Agency should be advised of the Commission's feelings on this matter. Commissioner Brinton moved, and Commissioner Porter seconded the motion, to deny the subject application.

Commissioner Miller asked if the applicant has been required to landscape the other two lots now in operation. Mr. Steele responded in the affirmative. Commissioner Miller stated that he was not terribly disturbed about the

one-year temporary use, but rather he was disturbed that landscaping on conditional use applications oftentimes has not occurred.

President Fleishhacker called for the pleasure of the Commission. The Commission voted 4-2 to deny the subject application.

CU69,55 920 Scott Street and 1492 McAllister Street, northeast corner of Scott and McAllister Streets.
Request for a community recreational facility for senior citizens, an eleemosynary institution.

Mr. Steele explained that the case before the Commission involves a proposed community recreational facility for senior citizens, wherein an existing building with five apartments would be converted for use as such a facility. This eleemosynary institution will be operated by the San Francisco Foundation for Aged Colored Persons. The plans submitted to the Department did not propose any expansion of the existing structure, although a caretaker's apartment would occupy most of the ground floor. Other rooms in the building would include a lounge and reception area, a library, TV room, needlework room, staff office and kitchen facilities. Mr. Steele went on to say that the Negro Historical Society will maintain offices on the second floor, conduct classes in Negro history, supervise an oral history program, present exhibits, and maintain a library. The staff will conduct courses in consumer economics and will provide counsel on Social Security. One off-street parking space will be provided. The applicant has contended that elderly persons who use this facility will use public transportation or they live within walking distance of this facility. The applicant has said that the property will be used in a philanthropic, charitable manner and will afford the senior citizens of San Francisco a facility designed expressly for their enjoyment. No unsightly signs will be attached to the building and the elderly will not create any undue noise or nuisance in the operation of this building. The subject property is zoned R-4. On the same block, conditional uses have been permitted for a 36-car parking lot owned by the Baptist Church and a 142-bed convalescent hospital. The remaining lots surrounding the subject property have been developed principally as two- and three-floor apartment buildings. In conclusion, Mr. Steele stated that the No. 5 bus, which runs along McAllister Street, would serve this facility.

President Fleishhacker asked if the applicant in this case wished to be heard. Mr. D. B. Jones, Director of the San Francisco Foundation for Aged Persons of Color, reiterated many of the points made by Mr. Steele as to the uses the existing structure would provide for once the renovation occurred. He stated that the present building is endangered by the possibility of fire and water damage so that the conversion will go towards improvement of this condition. Mr. Cullers, who identified himself as a neighbor, asked Mr. Jones if the facility would be open at night and if it would be noisy. Mr. Jones responded that he could not imagine a historical society making noise. He stated that, in effect, an existing Victorian house will be brought up to code with no significant increase in new activity generated by the use to which the house will be put.

11-6-69

President Fleishhacker asked for the staff recommendation. Mr. Steele reported that the staff recommended approval of the subject application for the following reasons: the proposal would provide desirable recreation and other community services for a large number of older persons now living in the area; the conversion of the existing dwelling to a community center would not alter the basic residential appearance and character; and the proposed center will not result in parking and traffic conditions which would be detrimental to nearby residents, as there is excellent public transit and most people being served will be able to walk from their nearby dwelling units.

Mr. Steele then set down four conditions as follows: approval of the subject application would require conformity to plans submitted as part of the application; the hours of operation would be from 9:00 a.m. to 10:00 p.m.; any signs should be limited to identification purposes only, one for each street frontage, and such signs can be indirectly illuminated, but signs should not exceed 18 square feet in area; and there should be a limit of two years in which to begin operation of the facility.

Commissioner Miller moved, and Commissioner Porter seconded the motion, for approval of Conditional Use Application 69.55. The Commission voted 6-0 in favor of this motion.

At this point in the proceedings, Commissioner Brinton asked to be dismissed from the meeting, as he had certain pressing matters to attend to.

CU69.57 3130 Scott Street, east line 100 feet north of Greenwich Street.
Request for a parking lot for up to 10 cars.

Mr. Steele explained that the applicant proposes to construct a parking lot with 10 independently-accessible parking spaces on a lot that now exists in derelict appearance and as a somewhat dangerous situation due to uneven grading and unkempt conditions. The applicant has said that the lot can not be built upon at present, due to the unavailability of financing. A parking lot as an interim use at this location will benefit people in the neighborhood seeking a parking space. Mr. Steele stated that the subject property is in an R-3 zoning district, which is developed with one-family dwellings, flats and apartments and extends north and south of Greenwich Street forming a transition between the R-1 and R-2 zoning of Cow Hollow and Pacific Heights to the south and C-2 zoning of Lombard Street to the north. The land uses on the south side of Lombard in the subject block include two gasoline stations, one at the corner of Pierce, and the other at the corner of Scott, the Lanai Motel, which belongs to the applicant, and a restaurant. The land use on the lots abutting the subject property is residential, including a 5-unit apartment to the north and a 2-unit dwelling to the south. Mr. Steele concluded his statement by saying that the applicant, owner of the Lanai Motel, is currently using apartment buildings at 2436, 2462-66 and 2468 Greenwich Street as part of the Motel and is parking automobiles in the rear yards of these buildings in violation of the R-3 zoning provisions of the City Planning Code.

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President Fleishhacker asked if the applicant in this case wished to be heard. Mr. Brendan Murphy, representing the owner, told the Commission that financing for development of this parcel has been a problem, so that the lot has remained vacant. He stated that the owner wants to pave this lot because weeds grow and people now use the lot to park their cars, and to walk their dogs. The owner would prefer to construct an apartment building on this site, but again, he is unable to get financing. Mr. Murphy then submitted a petition showing those people who find this conditional use acceptable. In turn, he stated that people objecting to this conditional use do not wish to see the residential character of the area diluted by a commercial lot. Mr. Murphy wished to make it clear that neither he nor the owner had any desire to disturb neighbors; instead, this would provide a way to satisfy the neighbors in cleaning up this property. President Fleishhacker asked Mr. Murphy as to how the lot would be controlled. Mr. Murphy responded that the parking lot would have a gate, with a lock attached. President Fleishhacker then asked if there were any opposition to the proposed conditional use.

Edwin B. Pike, 3016 Scott Street, told the Commission that he was here to protest any change of zoning and said that he was representing himself and 30 others in such a protest. Mr. Pike stated that he and others wished to maintain a rational separation of land uses and to maintain a delineation of existing areas. He stated that Lombard Street is scarcely the high-water mark of urban success. He went on to say that he was disturbed by violation of the R-3 zoning provisions by the Lanai Motel, which in his opinion involved an intrusion of commercial activity into residential areas. As far as he is concerned, this intrusion is clear cut and the chain of events will be swift should this application be approved.

William Paglia, 3035 Scott, informed the Commission that he had purchased his home in 1960, and since that time taxes have skyrocketed. He asked the Commission not to let commercial activity intrude into a residential area, and at this time, he wished to register his outright opposition to the proposal.

President Fleishhacker asked for hands of those persons in agreement with the above statement. Numerous hands in the audience were raised.

Mrs. Bradford Wells, 2545 Greenwich Street, wished to state her deep concern with existing traffic conditions in the area. Furthermore, it was her opinion that if this application should be allowed, that it would only worsen matters. She stated her strong opposition to this proposed conditional use.

At this point in the proceedings, Commissioner Finn arrived and assumed his place at the Commission table.

Louis Lindsay, who had appeared before the Commission earlier in the afternoon, advised the Commission that he wished to support the opposition in their stand against this proposal. President Fleishhacker assured Mr. Lindsay that the Commission understands and will take into account his Committee's position.

Mr. Pike wished to make an additional comment, saying that this parking lot would not take any additional cars off the street. As a matter of fact, he expressed his interest in knowing the legal status of the annexes on Greenwich Street for the Lanai Motel.

President Fleishhacker asked for the staff recommendation. Before presenting the staff recommendation, Mr. Steele stated that the staff is looking into the use of apartments in the neighborhood as annexes for the Lanai Motel. Mr. Steele read the staff recommendation, which called for disapproval of the subject conditional use application. He stated that the subject property is of such a relationship and proximity to commercially-used property that there is a strong likelihood of commercial use of the parking lot. Further, the subject property is in a residentially-zoned area located between two dwellings having a total of seven units, and ingress and egress from the subject property is through a residential district. Finally, use of the subject property as a parking lot would draw traffic from Lombard Street and other nearby commercial areas, such that it would be detrimental to the residential character of this neighborhood, and could affect adversely the stability of this neighborhood for residential use. President Fleishhacker asked if there were any further comments on this case.

Mr. Wegaman, who gave his address as 2462-68 Greenwich Street, stated that as an owner of buildings on this block, he would like to see the subject lot improved from its present condition. In short, making this a parking lot would remove blight from the area. Commissioner Miller asked Mr. Wegaman if his buildings were part of the Lanai Motel. Mr. Wegaman responded that he was not sure what Mr. Miller meant. Mr. Miller rephrased his question and asked Mr. Wegaman if his buildings were leased to the Lanai Motel. Mr. Wegaman responded that his buildings are leased as apartments to the management of the Lanai Motel.

Commissioner Newman moved, and Commissioner Porter seconded the motion, to deny Conditional Use Application 69.57. The vote of the Commission was 6-0 in favor of denying this application.

Stonestown Shopping Center, proposed theater in the northwest portion of the shopping center.
Review of Building Plans authorized under City Planning Commission Resolution No. 5555.

President Fleishhacker called for the staff presentation. Mr. Steele stated that Mr. Passmore, Assistant Zoning Administrator, would present this case to the Commission.

Mr. Passmore pointed out the location of the theater facility in the Stonestown Shopping Center. He commented on the architect's rendering of this facility, including the nature and size of two proposed signs, and very briefly covered the history of this particular proposal, dating back to 1965 when the Planning Commission denied a similar request for approval of the theater facility design. Mr. Passmore noted the presence of Mr. Raad, architect for the project, and Mr. Choppelas, an attorney representing the applicant. Commissioner Porter inquired as to whether or not the theater as a land use in Stonestown was approved in 1962. Mr. Passmore responded that the theater was approved in 1962 as to its

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location within the Stonestown complex. Commissioner Porter then asked rhetorically if we were not here today to review the site planning and design of the theater facility. Mr. Passmore responded that the issue before the Commission today is review of the building plans, not the location of the theater. Commissioner Kearney moved and Commissioner Finn seconded the motion to hear first from those in favor of the building plans, and then to hear from those opposed to the plans. The Commission then would ask for the Director's recommendation on this matter. The Commission voted unanimously to adopt this procedure.

George Choppelas, attorney-at-law and representing the applicant, stated that as Mr. Passmore has pointed out, the use of this location for a theater has been approved. In his opinion, the location of the theater is integral to execution of the project, as the theater will be constructed on the property of an existing gas station, whose lease will expire soon. Landscaping for the project will be superb, to meet with the Commission's wishes. Mr. Choppelas stated that he conducted a meeting in his office last week with residents of the area to go over exactly what is proposed in the way of design of the theater. He said that Mr. Raad will show actual photographs of the design at a later point. Mr. Choppelas stressed that there will be no marquees and that the architectural design of the theater will bring a marked contribution to the area. In one day, Mr. Choppelas reported, 777 signatures from people in the area were collected and these people favor the theater as presently designed. In talking with apartment residents of the area, they have expressed interest in having this theater nearby. Mr. Choppelas reported that he also had talked with people on the Stonestown mall, who said they favor it. The Stonestown Corporation had directed Mr. Choppelas to report that it will erect a fence off Eucalyptus Drive if the Commission should so desire. The theater will be strictly mature and adult. The site also has the advantage from the standpoint of parking, as it will not take away any existing parking and it is some distance from existing shopping facilities.

George Raad, architect for the theater, informed the Commission that the building will be 13,300 square feet, including the lobby, rest rooms, projection facilities and storage area. He said that it will be a low building, with height not to exceed 25 feet. He then distributed photographs of two existing theaters in other parts of the country, stating that the theater to be built in Stonestown will be exactly the same as these two.

Horace Frim, a tenant of Park Merced for 16 years, stated that he highly favored Stonestown, already a great contribution to the area, and this theater would only add to this contribution. He gave the project his highest endorsement.

Samuel Gold, who identified himself as a merchant in Stonestown and a resident of the area, wished to speak as an older person who strongly likes the theater and would hope that the Commission would approve the building plans.

Mr. Choppelas introduced other individuals, all of whom wished to support the theater facility with strong words of endorsement.

1. The first part of the report deals with the general situation of the country and the progress of the work during the year. It is divided into two main sections: the first section deals with the general situation of the country and the progress of the work during the year, and the second section deals with the specific work done during the year.

2. The second part of the report deals with the specific work done during the year. It is divided into three main sections: the first section deals with the work done in the field, the second section deals with the work done in the laboratory, and the third section deals with the work done in the office.

3. The third part of the report deals with the results of the work done during the year. It is divided into three main sections: the first section deals with the results of the field work, the second section deals with the results of the laboratory work, and the third section deals with the results of the office work.

4. The fourth part of the report deals with the conclusions drawn from the work done during the year. It is divided into three main sections: the first section deals with the conclusions drawn from the field work, the second section deals with the conclusions drawn from the laboratory work, and the third section deals with the conclusions drawn from the office work.

5. The fifth part of the report deals with the recommendations made for the future work. It is divided into three main sections: the first section deals with the recommendations made for the field work, the second section deals with the recommendations made for the laboratory work, and the third section deals with the recommendations made for the office work.

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President Fleishhacker asked if there were any opposition to this project.

Oscar H. Fisher, representing the West of Twin Peaks Central Council, including Merced Manor, stated that he wished to speak today on behalf of fourteen neighborhood associations. Mr. Fisher, at some length, covered the history and intent of Planning Commission actions in this area of the city, dating back to the early 1950's. He stated that he was not opposed to the design of the theater; in fact, he thinks it is quite handsome. Instead, he and others are in opposition to the facility because of noise, parking and traffic congestion it will generate. He stated that it is the fear of people living in Merced Manor that this theater will cause a parking shortage in Stonestown, thereby backing up parking demand into the streets of Merced Manor. Mr. Fisher stated that he thinks the location of the proposed theater should be designated for Stonestown employee parking in place of any other use. In short, Mr. Fisher felt that the moral purpose and character of the existing R-1 zoning surrounding Stonestown is higher than the purpose to be served by construction of this theater. President Fleishhacker then asked Mr. Fisher if he means any theater or this theater in particular. Mr. Fisher responded he meant any theater. Commissioner Porter then stated that the Commission already had approved the use so that today it is simply a question of design and site layout. Mr. Fisher then stated that he feels the Stonestown Corporation has breached its original master plan agreement in the construction of its facilities.

At this point in the proceedings, Mr. Choppelas wished to introduce Mr. Clifton McReynolds, President of the Northern California Theaters Association.

Edward J. Reidy, President of the Lakeside Home Owners Association, stated that he and his association wished to preserve Stonestown shopping area as it now is; at stake is its integrity, its present uses and its parking capacity. Mr. Reidy stated that Stonestown is now competing with Serramonte and it would be a shame if Stonestown and the City of San Francisco should lose revenue to San Mateo County because people can no longer park and shop at Stonestown. He also stated that he feels that the theater will be larger than the present gas station in coverage of land area. Additionally, he feels that the parking provided in the theater proposal is not well accounted for. Mr. Reidy suggested that the whole future development of Stonestown should be aired at this time, especially as to the issue of future parking capacity of the entire facility.

Mr. Raad stepped forward and advised the Commission that the design for the theater facility includes parking for 574 vehicles.

Claude Perasso, president of the Merced Manor Property Owners Association, referred to Resolution 4204, dated October, 1953 which specified that improvement of this six-acre site would be for off-street parking plus construction of office space or a filling station only. He reported that the board of the Merced Manor Property Owners Association agreed last night that it had the same objections to the theater as it had in 1965, when 828 home-owners signed a petition against the construction of the theater. It was also the opinion of his board that nothing really has changed since that time.

Kenneth Vernon, of the Lakeside Homeowners Association, expressed his concern about maintaining the standards of Stonestown, and that should this theater be constructed, it was his opinion that the impact would be adverse to such standards. President Fleishhacker inquired as to what kind of standards Mr. Vernon was referring to. Mr. Vernon stated that he was referring to moral standards.

President Fleishhacker called for the staff recommendation. Mr. Steele stated that this is a review of building plans based on past actions of the Commission, namely, approval of the 1950 and 1962 master plans. The present application, Mr. Steele stated, is based on the later master plan. He stated the parking requirements for the theater meet with the terms of both master plans; as a matter of fact, the actual number of spaces exceeds the requirement. Mr. Steele stated, therefore, that the theater will not negate terms of the master plan. He went on to say that demand for theater parking will not be the same as demand for shopping parking. Mr. Steele also stated that Stonestown may be becoming, in fact, a neighborhood center now that Serramonte has been built. He reported that the staff believes the proposed location is quite good, and that the landscaping and access are much better than the last time around. Everyone, it seems, agrees that the appearance is quite good. Mr. Steele then reported that the staff recommendation is for approval of the building plans now before the Commission. President Fleishhacker asked if anyone wished to make a rebuttal to the staff recommendation.

Mr. Perasso referred to Commission Resolution No. 5490, passed in 1962, which pointed out specifically that future construction in this area did not include a theater. In addition, the allowance for additional square footage for new construction in Stonestown made no specific mention of the theater.

Mr. Passmore commented that the first master plan, in 1950, was to be followed unless it was changed, which in fact happened in 1962. The two Resolutions which the Commission adopted in 1962 made provisions for parking and for adoption of the new master plan, which in turn changed the location of the theater facility. Mr. Passmore stated that future construction still has plenty of room in the Stonestown complex, based on the 1962 master plan.

Mr. Conroy wished to be heard on the matter, stating that he thinks that the Commission is here today to discuss use and not aesthetics. He feels that the location of the theater has been shifted from one place to another. He went on to say that the Board of Permit Appeals upheld the Commission decision in 1965 by a vote of 5-0, which was quite unusual at that time. Mr. Conroy also stated that three district theaters are within one-third linear mile of this proposed theater. Mr. Conroy continued, reiterating many points made by Mr. Perasso as to new construction that has occurred and the dilution of the parking ratio for the Stonestown complex. He concluded his remarks by asking the Stonestown Corporation to put this theater somewhere else.

Howard Isenberg, a commercial tenant for 18 years, told the Commission that he has just signed a new lease. In his opinion, this area should be developed for employee parking, as shoppers do not park in this area. Mr. Isenberg stated his objection to a lessening of business opportunity, should this theater lessen the potential of Stonestown, a unique shopping center. He stated that Stonestown is not necessarily an automobile-oriented center, for literally thousands of persons come on foot. He also wished to say that it was unfair to say that three modern theaters exist nearby, for while he did not wish to cast aspersions on these theaters, there is no comparison with the one presently proposed.

Commissioner Porter moved to adopt the staff recommendation calling for approval of building plans authorized under City Planning Commission Resolution Number 5555. Commissioner Kearney seconded the motion.

Commissioner Miller wished to know if any limit had been imposed as to the size of the theater in the 1962 master plan. Mr. Passmore responded that the 1962 master plan showed an area for the theater at 10,000 square feet. Commissioner Miller then asked for a clarification of the Commission's action in 1965. Commissioner Porter responded that the theater was proposed to be near the church, and this was the major objection to its approval at that time. Mr. Passmore then elaborated further on the details of that controversy. Commissioner Miller asked about provisions for employee parking for Stonestown generally. Mr. Passmore responded that the staff has not conducted a parking survey and analysis recently. Commissioner Miller then asked about sign control for the theater facility. Mr. Passmore responded that there was no problem.

Commissioner Newman wished to disqualify himself from this vote.

The Commission voted 5-0 in favor of the staff recommendation to approve the building plans for this theater.

Hearing no further comment, President Fleishhacker adjourned the meeting at 5:35 p.m.

Respectfully submitted,

R. Bruce Anderson
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the special meeting held Monday, November 10, 1969.

The City Planning Commission met pursuant to notice on Monday, November 10, 1969, at 7:30 P.M. at Burnett School Auditorium.

PRESENT: Mortimer Fleishhacker, President; James S. Kearney, Vice President; William M. Brinton, James J. Finn, Thomas J. Mellon, Walter S. Newman, and Mrs. Charles B. Porter, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation; Phoebe H. Brown, Planner IV; Joseph Fitzpatrick, Planner III; Edward N. Michael, Planner III; and R. Bruce Anderson, Acting Secretary.

President Fleishhacker called the meeting to order at 7:40 P.M. He first stated that the Commission had decided to hold this evening's meeting in the neighborhood in order to hear public comments on the South Bayshore Study and its Proposed Development Plan. President Fleishhacker emphasized that no formal presentation would be involved but rather that the Commission had come to the Burnett School Auditorium simply to listen to comments and criticisms from residents of the area. He then requested that any person wishing to be heard fill out one of the blank cards being passed around the Auditorium, and that following collection of these cards, he would then draw from the cards, one by one, so that each person could be heard in turn. Each person would be given up to five minutes to make his remarks. The open-ended nature of this meeting would give each person an opportunity to respond and to react to the Plan and public comments. This concluded President Fleishhacker's introductory remarks. He then asked Mr. Jacobs, Director of Planning, to briefly outline key aspects of the Plan.

Allan B. Jacobs, Director of Planning, stated that he would make a short presentation of the Plan in a manner informal and similar to the last public meeting on the Plan. Mr. Jacobs first stated that the Plan was prepared at the request of the Board of Supervisors. He then outlined the boundaries of the study area and explained that work on this project started in 1966 with a presentation of the Preliminary Plan in 1967. The Proposed Development Plan, as presented here tonight, was made public formally for the first time at the South San Francisco Opera House in September of this year. Mr. Jacobs reported that over 400 copies of the Plan had been sent out, and that after tonight's meeting, the staff would prepare and present to the Commission a staff report on the South Bayshore Plan. This will be followed by Master Plan amendments, which will require public hearings at a later date.

Mr. Jacobs, in referring to several Plan maps posted on the wall, pointed out that the potentials of the South Bayshore area are exciting, especially as to the opportunities for new housing, new recreation facilities and new shoreline development. The overall goal of the Plan, he explained, is to improve the environment of the whole South Bayshore area. Mr. Jacobs listed major elements of the Plan, including improved circulation and transit services; a respect for existing residential development, through actions to strengthen these areas; the addition of two new major residential areas; the use of recreation areas as "buffer zones" to industrial areas; the addition of a new industrial area; and improvements to existing commercial areas. Mr. Jacobs emphasized that the Plan is a general plan, and not an urban renewal plan. The Plan puts emphasis on seeking the cooperation of numerous City, State and Federal agencies. The Plan has been formulated to provide general policy guidelines for the area, as was the case with the Northern Waterfront area and its general plan. Mr. Jacobs concluded his remarks by stating that the South Bayshore Plan's general outline would be of great assistance to the City's existing Capital Improvement Program.

President Fleishhacker first called on Helen Borg, and asked her to step forward to make her remarks. Mrs. Borg rose from the audience, and asked Mr. Jacobs to explain the Candlestick project. Mr. Jacobs responded by saying that the proposed land use in the Candlestick area is primarily residential in character, but also includes commercial development, a school, and shoreline development, such as a marina. Residential densities called for in this area are low and medium. Mr. Jacobs defined low density as roughly sixteen dwelling units to the acre, and medium density as roughly 31 to 35 dwelling units to the acre. Mr. Jacobs emphasized that the proposed residential development in this area is not designed to be a project. At this point, the sole concern is that of land use, and not of zoning classification.

Bill Walters, 265 Nueva Avenue, told the audience that the residential areas proposed do not sound like homes, but more like projects. Also, many streets in the area have been in bad shape for years, and it is a constant struggle to get repairs made. He stated that he had to take the Scavengers to court to stop their blasting activities on Bayview Hill. Mr. Walters then advised the Commission that existing industrial traffic is very bad, and that it takes constant fighting to maintain a residential character to neighborhoods of this area.

Mrs. R. Lancaster, 254 Nueva Avenue, expressed her concern over density and the likely result of a "project nature" occurring with residential development in the Candlestick area. Mr. Jacobs responded by saying that the Plan does not propose public housing, and in addition, that the Commission and staff are not considering at this moment specific densities of proposed residential development. Mrs. Lancaster then asked if it would not be possible to omit the Candlestick area from the Plan. Mr. Jacobs stated that zoning of the area would be considered at a later time, as an additional consideration in development of this area. Mrs. Lancaster expressed the hope that the Candlestick area would include a marina and similar shoreline activities.

President Fleishhacker called on Mr. W. Riggs, 133 Nueva Avenue, to hear his comments. Mr. Riggs came forward and questioned the Commission about the

existing marina in the Candlestick area, which has been built but which has not worked out to date. Mr. Riggs inquired as to whether the City had built this marina. Mr. Jacobs answered for the Commission, by stating that a private party had been given permission to develop this marina facility, east of the Candlestick Park. Mr. Riggs wished to inform the Commission of his concern for the existing conflict of ball park and marina traffic.

President Fleishhacker then recognized Sam Leonetti, 57 Leland Avenue, who identified himself as the builder of the boat marina just referred to. Mr. Leonetti stated that he has had fifteen years of investment experience in the area, and that one of his greatest concerns is the vandalism now occurring in the Candlestick area. He then stated his belief that Mr. Jacobs is taking the people for a bunch of fools, for the Plan calls for an upgrading of the Candlestick area for a public housing project. Mr. Leonetti wished to state his opposition to the entire Plan. President Fleishhacker asked Mr. Leonetti if his opposition was to the entire Plan, or to the Candlestick area alone. Mr. Leonetti stated that his opposition was to public housing.

Harold B. Brooks, Jr., 1600 Palou, and representing the Bayview-Hunters Point Model Neighborhood Agency, began his remarks by saying that there is no way to make a better community than to begin with a basic plan. He stated that people living and working in the Hunters Point area have been concerned with vandalism in the Candlestick area ever since Candlestick Park was built, and that he and others have been willing to work with anyone to make this area a better place to live. Mr. Brooks stated that he shared the concern of others about heavy truck traffic in the area; he pointed out that just today there were two accidents. He said that many people have recognized that certain mistakes were made in the past, but that the only way to change the future is to start with a plan for the district. His feeling as to community reaction to the South Bayshore Plan is that the Plan is a good start, and represents a very positive effort in the area.

Philip J. Lee, 359 Peninsula Avenue, stated that he would like to know at this point what kind of zoning is proposed for the Candlestick area. He said that as far as the Geneva Towers development is concerned, there is no point in bargaining for a park development any longer; it's too late to change the situation.

The next person to be heard was Joseph Brajkovich, 280 Tocoloma Avenue. Mr. Brajkovich first remarked that he objected to the time limitation suggested by President Fleishhacker as part of his introductory remarks. He also expressed his disappointment that so few black persons were in attendance tonight at a meeting regarding the Candlestick area. Mr. Brajkovich said he did not want to see housing projects in this area. He stated that he has talked with Mr. Stephanelli, of the Scavengers, a representative of Milton Meyer and Co., and other persons to attempt to determine what kind of developments they are thinking about for the Candlestick area. Mr. Brajkovich then asked President Fleishhacker why the Commission had said earlier that the Commission does not tell people where they can live. President Fleishhacker replied that the Planning Commission does not, and to say the least, can not tell people where to live. Mr. Brajkovich, in responding to President Fleishhacker's statement, said that in fact the Planning Commission provides larger ghettos by designating project areas. He went on to say that the best way to assure integration is to provide housing all over the city, as integrated neighborhoods are the best way to live and to work together. He suggested

to the audience that they tell the Commission how they want to live. He also asked the audience to recognize that the Commission has been doing things for years, and to look at what they have done.

Emory C. Curtis, 1437 Revere Avenue, and representing the Model Cities Task Force, took the floor to say that at hearings of this type, the only people usually to appear are those who oppose things. Mr. Curtis told the audience that the Plan makes sense as to improved circulation for the district, it provides more open space, it plans for public access to the Bay, and overall, it possesses great potential. Mr. Curtis remarked specifically that access to the Bay will become increasingly an asset to the community. This Plan would serve also to upgrade Third Street and its commercial areas, as high priority items which the community should get moving on right away. Mr. Curtis concluded his remarks by congratulating the Commission and the staff on preparation and presentation of the South Bayshore Plan.

Mary McCarthy, 129 Nueva Avenue, and speaking as a resident of the Little Hollywood area, stated that she wants the Candlestick area zoned for light industry. She asked the Commission to leave this area as it now is. She said that the community does not have any more room, and it certainly does not need any more crowded projects.

Vincent Leonetti, 151 Oakridge Drive, stated his opposition to the use of land at Candlestick Park for public housing. Further, he wished to question the role of government when going into these types of projects. He wished to go on record as showing that he favors zoning in the Candlestick area for industrial uses.

President Fleishhacker called on Gavin E. Lawless. Mr. Lawless added to what Mr. Leonetti had said, saying that the area east of Candlestick Park should not be used for housing, but rather that it should be kept as presently zoned for industrial uses.

Henry Schindel, 83 Leland Avenue, representing the Visitacion Valley Merchants and Visitacion Valley Community Neighborhood Council, asked the Commissioners to introduce themselves individually to the audience. In turn, each Commissioner gave his name and principal occupation. Mr. Schindel then asked all of those in the audience who live in Visitacion Valley to stand up, so that the Commission could get an idea of the Visitacion Valley representation at this meeting. Mr. Schindel expressed his hope that the next public meeting of this type would be held in Visitacion Valley. Mr. Schindel also told the Commission that the residents of Visitacion Valley have an integrated neighborhood as much as any neighborhood in San Francisco.

Mr. Schindel then made some comments directed specifically toward the South Bayshore Plan. He said that residents of Visitacion Valley basically like the Plan, but that they have come tonight to fight the proposed land uses to the south and east of Candlestick Park. Freeway congestion already is terrible on ball game days. Therefore, except for the Candlestick area, Mr. Schindel feels the Commission should be congratulated. Mr. Schindel expressed his desire to read a key section of the Plan, namely, the recommendations for housing as listed on

page 6, so that the audience could compare this section of the Plan with remarks made by the Commission. After reading from the Plan, Mr. Schindel went on to mention the Geneva Towers in Visitacion Valley, stating that while they were intended for middle-income families, they have turned out to be subsidized units, with no provision for recreational activities and bathroom facilities for children. Mr. Schindel also mentioned that he has talked with Mr. Stephanelli about disposition of the Scavengers' land near Candlestick Park.

Mr. Schindel concluded his remarks to the Commission by asserting that the Plan is a good one, and that it represents a start. However, he would like to see more jobs for San Francisco, as these could be jobs for residents of San Francisco. Mr. Schindel stressed the importance of putting dollars in the pockets of young people. Above all, the residents of Visitacion Valley had come this evening to register a "no" vote on housing south and east of Candlestick Park; they want no housing whatsoever at Candlestick.

Ed Woodward, 241 Leland Avenue, told the audience that black people should be concerned about this Plan, for it will only serve to make the ghetto worse than it is. Mr. Woodward said that residents of the area were more than happy to integrate, but in the case of the Geneva Towers, he felt that the Commission and the City had broken faith with the people. For example, the Towers originally were to be 12 stories high, but then were built to a height of 18 stories. Also, recreation facilities were to have been provided, but they have not been constructed. Mr. Woodward said that he could look forward only to further depression of property values, due to the Towers. He also stated that he did not want to see black people living only in one section of the city.

Commissioner Brinton asked President Fleishhacker if he might be allowed to make a few remarks. Mr. Brinton said that the Commission had been listening to comments on the Plan, but nevertheless a misunderstanding seems to prevail. With respect to housing, the Commission is talking about new housing on the basis of various economic levels, and not on the basis of segregation by color. The Commission's role, to the extent possible, is to provide a choice of housing opportunities, whether it be in the Sunset, Pacific Heights or in any other neighborhood. Mr. Brinton then averred that to accuse the Commission of forcing people to live in certain areas of the city because of color is a most serious allegation, and frankly, a despicable kind of remark. Housing in San Francisco is a prime consideration of planning and development efforts; although density of overall development is very low, the housing situation in San Francisco is next to that of New York City as to severity. Like New York, San Francisco could become a city of the rich and the poor. Mr. Brinton also stated that to perpetuate the waterfront area of Candlestick Cove for industrial uses would be an atrocity; San Francisco has a precious waterfront, deserving of the most sensitive treatment.

Mr. Woodward rose from the audience and told Commissioner Brinton that he was trying to solve the whole problem in only one section of the city.

Sadie Fernandez, 250 Peninsula Avenue, addressed Commissioner Brinton, saying that she had the impression that his mind already was made up. She then inquired about how many meetings had been held with the Hunters Point people. Harold Brooks asked for permission of the Chair to answer this question. Mr.

Brooks said that hundreds of meetings have been held; small and large, some with the community, others with staff and with numerous public agencies. Mrs. Fernandez went on to ask for time to talk equal to that of Mr. Brooks and others. She expressed her desire to do a plan to benefit Visitacion Valley. She also expressed her will to fight the present Plan.

John Tarpy, 197 Desmond, first asked if minutes of this meeting were being taken. When President Fleishhacker replied in the affirmative, Mr. Tarpy told the Commission that he wanted a copy of the minutes sent to him. Mr. Tarpy explained that he put his life on the line between 1941 and 1945. He then asked Mr. Jacobs to explain the term "density" as used in the Plan. Mr. Jacobs responded that low density would mean approximately 16 dwelling units to the acre, whereas medium density would involve about two or two and one-half times that amount. Mr. Jacobs added that many areas of North Beach had medium-density development. Mr. Tarpy said he was disturbed about conditions at the Eichler Towers, and while the Commission and staff have talked about low density, the Plan and drawings show medium density. He added that the audience had come tonight as taxpayers, that things should be done the American way, and that in reference to density figures, they had heard talk about North Beach. Mr. Tarpy concluded his remarks both by rhetorically asking where the Commission is going to put people, and by suggesting that what people truly need are jobs, and once in a while, a six-pack.

At this point in the hearing, Mr. Brajkovich rose to help clarify what Mr. Jacobs said about low-density development, and what it means, as he was not sure that Mr. Tarpy understood what Mr. Jacobs had said.

Sadie Fernandez wished to be heard again, asking Mr. Brinton if he had not said that anyone could live in Pacific Heights, and that by making such a statement, did this not imply that because people in the audience could not afford to live there, that an "under insult" was intended? Commissioner Brinton replied that the content of his earlier remarks was directed toward the problems of new housing construction, what with the high costs of land, construction and taxes. All that was meant was that it is quite costly to build anywhere, especially where housing for families is involved. Mrs. Fernandez responded to Commissioner Brinton by saying that she has been reading of people in the Western Addition fighting like "sons of guns" against the Planning Commission because of new, high-priced housing in that area. Mr. Brinton then stated that the planning function relates primarily to policy recommendations, advisory matters and zoning; in a word, the Commission does not build things.

Mr. Tarpy wished to be heard once again, stating rhetorically that Mr. Jacobs had said that he had talked with the Supervisors about this Plan. Mr. Jacobs answered Mr. Tarpy, saying that what he had said in fact was that the Supervisors had asked the Commission and staff to prepare this Plan. Mr. Tarpy then alleged that, as of one week ago, the Board of Supervisors had never heard of the South Bayshore Plan. When asked by President Fleishhacker if this meant the whole Board membership, or individual Supervisors of the Board, Mr. Tarpy replied that he meant Supervisors Boas, Morrison, Tamaras and von Beroldingen. Mr. Tarpy continued by restating the opposition of Visitacion Valley to the Plan, and by suggesting that if the Planning Commission wants to do something for the people of Bayview-Hunters Point, then it should get them real jobs, not poverty-type jobs.

At this point in the proceedings, Commissioner Porter spoke up, pointing out that a major difference of opinion appears to exist. She stated that most people in the audience seem strongly opposed to residential land use to the south and east of Candlestick Park, and instead, would like to see these areas kept for industrial uses. She emphasized that no Commissioner has yet made up his or her mind. She proposed that further comment stick to the controversial issue of the Candlestick area, as most other parts of the Plan, at least at this point, do not appear to be generating serious disagreement.

Edward Malford, 190 Desmond Street, asked if the Plan had not been voted down in Bayview. President Fleishhacker responded in the negative. Mr. Malford went on to say that Bayview should take care of itself, that Visitacion Valley does not want to be "taken over the Hill". He also felt that there should be no housing and no people in the Candlestick area; it should be for industry only. He said that every time a meeting has been held, where the matter of housing at Candlestick has been discussed, that Visitacion Valley has turned down such a proposal.

Stanley Wong, 300 Tocoloma Avenue, first remarked that Mr. Brinton had stated that the Commission has not said where people shall live, but rather it is a matter of economics that will dictate. Mr. Wong said that during the war, he had cracked the Boilermakers' Union, but even today, the Plumbers' and the Longshoreman's only take so many minority persons. He went on to say that these people need jobs, training and money, but not handouts. He feels the Plan is very good, but is opposed to any public housing. People in public housing do not respect property rights. Also, Mr. Wong observed that the Supervisors spend hundreds of thousands of dollars to survey, but to date, nobody has surveyed his home.

Mrs. Essie L. Webb, 524 Navy Road, told the Commission and the audience that many people have worked hard to prepare this Plan, and that the primary objective was to change the overall view of the South Bayshore area. She feels the objections to low-rent housing are valid; people living in the Bayview area oppose it also. The removal of the war housing is equally as important. Mrs. Webb said that she is looking forward very much to the construction of new housing, but until that day comes, she and others will be at the war housing on Navy Road.

A gentleman in the audience, who identified himself as a resident of the Bayview area, said he objected to the way people at tonight's meeting have kicked around Bayview residents like footballs. He said that Bayview residents need more than money or jobs; as well, they need housing, schools and an equal chance. The Bayview truly needs new housing; many people are living in what was out here when they first came here. This gentleman also spoke strongly in favor of a marina-type development along the southern shoreline.

Commissioner Mellon requested the floor. In his opinion, after listening to numerous comments, most people at the meeting seemed to agree to approximately 80 per cent of the Plan, but in the case of Visitacion Valley residents, they seemed firmly opposed to housing development south of Candlestick Park. But on a third point, he queried the audience as to whether there was direct opposition to housing to the east of Candlestick Park. The audience answered overwhelmingly in the affirmative.

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There was a question from the audience as to how much new single-family housing would cost, presumably if constructed in the Candlestick area. Mr. Jacobs responded that it will sell for as much as it costs to build. No specific figure on sale price will be available until the housing is on the market.

One Mrs. Kimball rose from the audience, stating that when she and her husband built their home, they bought into first-class residential. She said that taxes keep going up and up. She went on to say that if new housing is put in, that it should be low-density housing. However, beyond the point of building such housing is the question of who will buy this housing. Mrs. Kimball thinks it would be difficult for her to sell her home at this time.

Emory Curtis wished to speak again; stating that San Francisco needs as much housing as it can get. Put another way, San Francisco needs more of the people who work in the city to be able to live in the city.

Miss Florence Friedman, 11 Peabody Street, said that she and others received copies of the Proposed Development Plan for the South Bayshore, and that they have read carefully the enclosed Summary of Recommendations. Miss Friedman then asked the Commission if it meant what it said as stated in the Housing section of the Summary of Recommendations: "Adoption of the policy that new housing be oriented toward family occupancy, be racially integrated, priced to meet middle and lower income requirements, and that any additional public housing be scattered and indistinguishable from neighboring development". Miss Friedman said that people read what the Commission prints, and she suggested that wording of this section of the Summary be given careful consideration. Mr. Jacobs responded to Miss Friedman's specific point, saying that item four of the Housing section represents a general statement as to the whole study area. More specifically, the terms "low-income housing" and "public housing" were not used, nor were they intended, for housing development in the Candlestick area.

Henry Schindel spoke to a comment made earlier by a gentleman in the audience, namely, that a hill separates Bayview from Visitation Valley, and that residents of the latter neighborhood want it that way. Mr. Schindel said that this is not the case. He also wished to clarify another comment by saying that while the Supervisors had not approved the Plan, this does not mean that they have not seen copies of it. Mr. Schindel emphasized the need for jobs and training for people in the study area.

Joseph Brajkovich also wished to make some additional remarks. First, he stated that he agrees with what Mr. Brinton has had to say. However, he thinks Visitation Valley could benefit from industrial land uses in the Candlestick area. He also told the Commission that his neighborhood in Visitation Valley has 15 Negro families. Mr. Brajkovich said that if the City pursues its present policy, it will end up with the rich and the poor, referring presumably to a point suggested earlier by Commissioner Brinton. Finally, Mr. Brajkovich added that as far as Little Hollywood is concerned, the need is for recreation facilities.

One final comment from the audience was a suggestion to pursue new development along the lines of what the Federal government did at Hunters Point.

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Hearing no further comments, President Fleishhacker adjourned the meeting at 9:50 P.M.

Respectfully submitted,

R. Bruce Anderson
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, November 13, 1969.

The City Planning Commission met pursuant to notice on Thursday,
November 13, 1969, at 2:15 p.m. at 100 Larkin Street

PRESENT: Mortimer Fleishhacker, President; James S. Kearney,
Vice President; William M. Brinton, James J. Finn,
Thomas J. Mellon, Walter S. Newman, and Mrs. Charles
B. Porter, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by
Allan B. Jacobs, Director of Planning; Robert Passmore, Assistant Zoning
Administrator; Peter Svirsky, Planner IV (Zoning); and R. Bruce Anderson,
Acting Secretary.

Donald Canter represented the San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Commissioner Brinton, seconded by Commissioner Newman,
and carried unanimously that the minutes of the meeting of October 23, 1969 be
approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported to the Commission
that he had received a staff memorandum from Dean Macris, Assistant Director -
Plans and Programs, stating that the Bayview-Hunters Point Model Neighborhood
Agency has approached the Department for professional assistance in preparing
required statements for submission to the Department of Housing and Urban
Development. Mr. Jacobs outlined the required work program, stating that the
Department will offer the staff assistance of one Planner II for a period of
two to three months. He added that the staff of the Department had anticipated
this kind of request.

The Director brought to the attention of the Commission a memorandum
concerning proposed height limits along the Northern Waterfront between Piers 7
and 24 (the Ferry Building area). Mr. Jacobs stated that following discussion
of issues raised in this memorandum, a draft resolution would be distributed
to the Commission for its consideration, calling for a public hearing on
December 11, 3:30 p.m., Room 282, City Hall. Mr. Jacobs explained that the
memorandum basically amounts to taking a hard look at the Northern Waterfront
with respect to views, the Bay Bridge, the city's skyline, existing buildings
inland, the profile of the city, and the economics of development along the

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Waterfront. It also includes a brief description of four subareas to be considered for height limits; reasons for proposed heights in the respective subareas; possible exceptions to these height limits; and other related factors. This staff memo is available in the files of the Department at 100 Larkin Street.

President Fleishhacker asked Mr. Jacobs if it were not the case that, when and where exceptions to the rule were involved, the Commission would hear such proposals on their particular merits, so that in effect the Commission will be approving a set of guidelines for new development generally. Mr. Jacobs responded in the affirmative, but added that each proposal must conform to height limits except where conditional use applications might be involved. Commissioner Mellon then asked if this kind of zoning exists elsewhere in the city. Mr. Jacobs responded that there is no comparable kind of zoning in the city. Commissioner Newman then moved to adopt the draft resolution. Commissioner Brinton seconded the motion. The Commission adopted this resolution by a vote of 7-0.

The Director then reported that the other item today is consideration of Supervisor Pelosi's proposed amendment to the Planning Code to designate Alcatraz Island as a Planned Unit Development. Mr. Jacobs reported that at the Board of Supervisor's meeting on September 29, 1969, Supervisor Pelosi proposed an amendment to the City Planning Code to designate Alcatraz Island as a Planned Unit Development. This action, Mr. Jacobs reported, was taken after the Surplus Property Commission approved in principle negotiation of the lease between Lamar Hunt and the Surplus Property Commission for private development of Alcatraz. However, the Island presently is zoned "P", in which district the principle permitted use and conditional uses include only buildings and uses of governmental agencies, schools, churches, and recreation uses. Private development of the type contemplated by the Hunt proposal could not be accomplished under the present zoning of the Island. Mr. Jacobs stated that in response to the Board of Supervisors' proposed Code amendment, a public hearing has been scheduled for December 11, 1969, for the Planning Commission to consider an amendment which would add to the Code an Alcatraz Special Use District, which, although retaining the underlying "P" district zoning, would allow authorization under conditional use procedures land uses not otherwise permitted in a "P" district. Criteria for such conditional uses would be included in the text.

The Director advised the Commission that the December 11 date would fall after the Department of the Interior has made its desires known to the General Services Administration concerning the Federal development of the Island for open space or historic monument purposes. Further, if Alcatraz is not acquired by the Department of the Interior and is made available to the City, the Surplus Property Commission has resolved to notify General Services Administration by April 1, 1970, of their choice for development of the Island. Mr. Jacobs concluded his remarks by saying that the Commission may take any action it so wishes.

Commissioner Porter inquired if the City has any jurisdiction over the Island while it remains under the ownership of the Federal Government. Mr. Jacobs responded in the negative. Mrs. Porter then asked if the Board of Supervisors, acting as a whole, sent this matter to the Commission. Mr. Jacobs responded that it was his understanding that this item was referred by Supervisor Pelosi only. At this point in the proceedings, Robert Passmore, Assistant Zoning Administrator stood up and offered to clarify this last point. He said that, for all practical purposes, the matter has been referred to the Commission from the full Board, even though it has come to us through the Planning and Development Committee of the Board. Commissioner Brinton then asked if the Planning Commission must consider the proposed Code amendment. Mr. Passmore responded that there probably would be problems if the Commission did not consider this matter. Mr. Jacobs reiterated his earlier point that the Commission may take any action it wishes. Commissioner Brinton then asked if the Commission is required under law to act on the proposed Code amendment. Commissioner Mellon stated that the Planning and Development Committee feels that it needs the guidance of the Planning Commission before it can act on Supervisor Pelosi's proposed Code amendment. Further, the Surplus Property Commission needs guidelines for prospective developers, and this Code amendment would be an integral part of any such set of guidelines.

Mr. Jacobs then advised the Commission that it must hear this matter, regardless of what action it may choose to take. Commissioner Porter inquired as to whether the Commission must hear the proposed Code amendment on December 11. Mr. Passmore replied that it would not be necessary to hear the proposed Code amendment on any particular date. Mrs. Porter then inquired as to where Mr. Hickel and the Department of the Interior fit into this process. Mr. Jacobs responded that it is similar to someone coming in for requested zoning reclassification. Commissioner Brinton wished to have the record show that this request is most irregular at least in his opinion, whereby a Committee of the Board has asked the Planning Commission to hear a case when the City is not the owner of property to be considered for reclassification. Commissioner Porter stated that an applicant need not be an owner to request a zone change. Commissioner Brinton then replied that he is not saying in fact that the procedure is illegal, but rather that it may be illegal.

CONSIDERATION OF PROPOSAL TO DESIGNATE THE ABNER PHELPS HOUSE AS A LANDMARK

Mr. Passmore advised the Commission that the three proposed landmarks coming before the Planning Commission today have been referred by the Landmarks Preservation Advisory Board because of imminent demolition or major repairs on the particular buildings to be considered. President Fleishhacker asked Mr. Passmore if there were any opposition to the designation of these structures as Landmarks. Mr. Passmore replied that the staff had not been contacted to date as to opposition to designation of these structures as Landmarks.

Mr. Passmore presented the staff report for the Abner Phelps House at 329 Divisadero Street. As he presented the staff report, part of which

follows below, he distributed various photographs of the Phelps House for the examination of the Commission.

"Generally considered to be the oldest unaltered house in San Francisco, the Abner Phelps Residence dates from 1850-51. According to the family, Phelps purchased the house in New Orleans in 1850 and had it shipped around the Horn in sections to please his new wife. It was then erected on Phelps' 160 acre homestead at the foot of Buena Vista Hill, well beyond the City Limits which did not reach Divisadero Street until 1854. It has been repositioned on the land twice, the last time being in 1904 when it was moved to its present location at the rear of the lot and in the middle of the square block."

"The history and photographs of the Abner Phelps House are included in a listing of significant buildings across the county in the National Park Service's (Department of the Interior) Historic American Buildings Survey; the house is also recorded in the Library of Congress, Washington, D.C."

"Built in the Gothic Revival Style popular in the mid-nineteenth Century, this residence, two stories in height not including its basement, is of wood frame construction with clapboard or shiplap siding."

"All windows are multi-paned, narrow and rectangular. Upper-story fenestration consists of dormers lighted by French doors. The central dormer is the focal point as it is larger than the others and has more prominent projecting eaves which are enhanced by a simple ornamental barge board, repeated at the gable ends afforded by the steeply pitched roof."

"The balcony, which constitutes the veranda roof, is one of the distinguishing features of the house and, with the veranda, provides a southern air. Well-turned classic wooden spindle-form balustrades add to this feeling as to the Tuscan columns which support the balcony (veranda roof)."

Mr. Benjamin Dreyfus, executor for the Phelps estate, told the Commission that there are enough problems as it is with the disposition of the estate, and therefore asked the Commission to defer action on the matter at this time. Mr. Dreyfus said that there has been a contest of will and that they are presently in the process of clearing that matter up. Mr. Dreyfus explained that agents are looking for a purchaser of the entire parcel of land belonging to the estate. This parcel includes more than the Phelps House alone. Mr. Dreyfus stated his desire to talk with any prospective purchaser first before designation of the Phelps House as a Landmark is approved.

Mrs. Peter Platt, a member of the Landmarks Preservation Advisory Board, stated that the Landmarks Board feels that action on the proposed designation is needed right away, that the restrictions in any case would not be all that strong, and that if designation should be approved it would only impose a six-month moratorium on demolition and for alteration of the building.

Commissioner Brinton stated that designation of the Phelps House possibly would lower its potential market value, and therefore moved to defer action at this time. Commissioner Mellon seconded this motion.

Commissioner Kearney stated that the staff has determined that market value is not lowered or raised definitively because of Landmark designation. Mr. Kearney proposed that designation occur now so that the new owner would know what he would be getting into, for purchase of the entire parcel would then include the Phelps House as a designated Landmark. Mr. Jacobs stated that he supports the designation and would agree with the remarks made by Commissioner Kearney.

Francis J. Sullivan, also an executor of the Phelps estate, told the Commission that it would be difficult to sell this parcel if designation as a Landmark should occur. The Phelps House occupies only ten percent of the site. Mr. Sullivan is of the opinion that designation would decrease materially the potential value of the property. Furthermore, designation at this time might tip the cart during this most important period of negotiation for sale of the property.

President Fleishhacker asked Commissioner Brinton if he had stipulated a time period for deferment on designation of the Phelps House. Commissioner Brinton responded in the negative, but stated that Mr. Dreyfus has assured the Commission that notification would be made to the staff when sale of the property is completed. Commissioner Porter asked Mrs. Platt if she thought the Landmarks Board would have held back on recommended designation of the Phelps House had the feelings of Mr. Dreyfus been known at an earlier time. Mrs. Platt responded that she strongly doubted that the Landmarks Board would have held back, and reiterated her point that designation should occur now. Mr. Passmore then stated that a particular section of the Planning Code applies to the issue of deferred action by the Commission. He wished to point out that instigation of proceedings by the Landmarks Board to designate a given structure as a Landmark in itself puts a "freeze" on permit processing. Therefore, in the case of the Phelps House, any permit for demolition and/or alteration would be held, regardless of the Commission's action today.

Mr. Jacobs stated that he supports passage of the Phelps case at this time, if for no other reason that the prospective purchaser could claim hardship at a later point should the designation be postponed. Commissioner Brinton recognized that Mr. Passmore's point was well taken, but nonetheless moved for postponement of the Phelps case until the December 18 meeting of the Commission. Commissioner Mellon seconded this motion. Upon a vote of the Commission, however, the motion was defeated. Commissioner Kearney then moved to approve designation of the Phelps House as a Landmark, and this motion was seconded by Commissioner Newman. This time the vote of the Commission was 5-2 in favor of designating the Phelps House as a Landmark.

CONSIDERATION OF PROPOSAL TO DESIGNATE THE OLD HOLY VIRGIN RUSSIAN ORTHODOX CATHEDRAL AS A LANDMARK

Mr. Passmore presented the case study for the Old Holy Virgin Russian Orthodox Cathedral at 858-864 Fulton Street. As in the previous case, he submitted photographs to the Commission for its examination as he made the following remarks:

"Built in 1880 as a Protestant Episcopal church, this building became the principal San Francisco cathedral of the International Russian Orthodox Church in 1930. It remained the church's sole cathedral here until the completion of the new cathedral at 26th and Geary in 1961. Still a consecrated cathedral, the church will continue to serve the Russian community in the vicinity."

"Of weathered brown wood, the church is of an architectural style described as late German Renaissance. The facade is covered with yellow plaster (replacing the original shingles) although the sides and rear of the church are shingled. Brown wood trim around window and doors contrasts with the plaster and shingles of the exterior walls. The church is narrow and high, rising to a steep double-pitched roof. The entrance porch also has a steep double-pitched roof, and like the roof of the nave is shingled. The main entrance has a double doorway, each having a round arch above. Centered over these is an icon. Above the porch are three narrow sharply-pointed windows, each subdivided into multiple lozenge panes, and each containing small rose windows near the apex of the windows. The wooden framing of the windows is quite prominent and is a dominant feature. Both nave and porch are outlined below the steep roofs by curvilinear elements originally exposed wood which has been plastered."

"On either side of the church, high in the nave, there are five gables, each containing two windows surmounted by a small rose window near the apex. Below these, a slanted shingled roof protects the small windows of the side aisles which protrude angularly from the nave itself."

A representative of the San Francisco Redevelopment Agency rose from the audience and advised the Commission that he would favor designation of this Cathedral as a Landmark. Commissioner Brinton inquired as to whether or not the Cathedral is located in the Redevelopment Project Western Addition A-2. The gentleman from the Redevelopment Agency responded in the affirmative.

A member of the Old Holy Virgin Russian Orthodox Cathedral then addressed the Commission stating that the structure is a beautiful one with a rare interior for an Episcopalian denomination. He suggested to the Commissioners and others present that if they should have any doubts about the merits of this structure that they should make a personal examination of the structure's interior

Commissioner Mellon moved and Commissioner Newman seconded the motion to adopt the draft resolution calling for designation of the Old Holy Virgin Russian Orthodox Cathedral as a Landmark. The vote of the Commission was 7-0 in favor of this motion.

CONSIDERATION OF PROPOSAL TO DESIGNATE THE OLD FIRE HOUSE AS A LANDMARK

As in the previous two cases Mr. Passmore set forth the salient features pertaining to designation of the Old Fire House at 1348 Tenth Avenue as a Landmark. Also, as in previous cases, he circulated photographs of the subject structure for examination of the Commission as he made the following remarks:

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"Constructed in 1898, this was the first fire house in the Sunset District, and was the quarters of Engine 22 for 64 years. Engine 22 played an important role in checking the great Fire of April 18, 1906, after assisting in the evacuation of patients from Park Emergency Hospital. The fire house also served as a food distribution center following the Earthquake."

"The ground floor of this two story wood frame building is covered with shiplap timber While the upper (dormitory) floor is shingled. Large double doors lead to the ground floor apparatus room; these are surmounted by a four-paned transom above which there is a narrow rectangular pediment supported by simple pilasters."

"To the right of this entrance is a small window with triangular pediment above, which contains a centered circle. An identical though somewhat larger pediment caps the personnel door and window to the left of the apparatus entrance."

"On the second floor, the pediment over the central double window has been removed as has that above the small window to its left. There is a small wooden cornice between the first and second floors; it appears that a similar cornice above the second floor has been removed."

"Below the steeply pitched shingled roof, there is a louvered ventilator which is semi-circular and ornamented at the apex."

"The hose tower, at the left side of the building, carries out the circular and semi-circular motifs; semi-circular openings lead the eye to the hose tower's cupola."

President Fleishhacker asked if there were any opposition to designation of the Old Fire House as a Landmark. The only response to President Fleishhacker's question came from a member of the audience who stated that she knew of no opposition to designation of this structure as a Landmark. She went on to say that over \$100,000 has been set aside for the planned rehabilitation of the Old Fire House to be used as a school for schizoid children. Through this effort, she stated, every attempt will be made to preserve the building to the fullest extent possible.

Commissioner Mellon moved, and Commissioner Brinton seconded the motion, to adopt the draft resolution calling for designation of the Old Fire House as a Landmark. The vote of the Commission was 6-0 in favor of the motion, with President Fleishhacker abstaining from the vote.

President Fleishhacker called for a ten-minute recess with the concurrence of the Commission so that preparation could be made for the next item to appear on the Calendar.

DISCRETIONARY REVIEW OF REVISED PLANS UNDER BUILDING APPLICATION NO. 367584
(TRANSAMERICA BUILDING)

President Fleishhacker asked Mr. Jacobs to present the staff memorandum on the subject case. Mr. Jacobs read extensively from this memorandum dated November 13, 1969, which is available for inspection in the files of the Department of City Planning, 100 Larkin Street. As Mr. Jacobs read from the staff memorandum, architects on the Transamerica project brought into the Commission Room and placed on the Commission table an architectural model of the building. This model, they later stated, represented the most recent changes in the design and layout of the building.

President Fleishhacker asked the applicants in this case if they wished to be heard. Mr. John Chase, Vice President of the Transamerica Corporation, introduced Mr. Sidney Roberts, Transamerica's attorney in this case, and Mr. Kent Attridge, representing the architectural firm of William Pereira and Associates.

Mr. Roberts wished to cover a brief history of the project with the Commission. Mr. Roberts recalled that the Commission, on November 6, approved the vacation of an additional portion of Merchant Street to reflect the revised plans submitted by the architects for the Transamerica Corporation. Yesterday, November 12, the Streets and Transportation Committee of the Board of Supervisors approved this additional street vacation in line with Transamerica's revised plans. Mr. Roberts stated that as an attorney he had neither the time nor the ability to pass judgment on the merits of the building's design and aesthetic qualities. Mr. Roberts proceeded to itemize some of the changes before the Commission today. First, there have been changes in design because of the necessity of a center building core rather than an offset core. This change will result in a cleaner building line, more light and air, and an increase in rentable floor area. Changes have been made also because of certain imbalances in public open space as shown in earlier plans. These changes eliminate multi-level public open space on the north side of the project, achieving a better balance in layout and design. Mr. Roberts stated quite clearly that changes have not been made for changes' sake alone. As a matter of fact, following the June 26 Planning Commission meeting, Transamerica Corporation acquired the Paladini property on Clay Street in light of the Planning Commission's action on that date. This acquisition has contributed to the redesign of the building wherein a better-functioning and better-appearing building has been made possible.

Kent Attridge, an architect with the firm of William Pereira and Associates informed the Commission that Mr. Pereira presently is convalescing from an illness, and therefore would not be able to attend this afternoon's meeting. Mr. Attridge explained that changes in the design of the building would continue to permit pedestrian penetration at the plaza level from both the east and the west. He added that a new feature is a promenade which will encircle the building at the street level. Half of the floor area at street level will be dedicated to public use. The new fenestration, as shown in the

the model, has been designed to reduce any possible feeling for the monolithic character of the building. He also said that illumination of the building has not been determined finally. In concluding his remarks, Mr. Attridge stated that the same amount of public space exists as before.

Commissioner Newman wished to question Mr. Attridge as to statements made by Mr. Jacobs that terraces, shops, and landscaping to a large measure have been removed from previous plans. Mr. Attridge responded that the revised plans call for a bank to be located on the first floor, for a restaurant and shops to be located on the second floor; for rentable or public space on the third floor; and for a meeting room on the fourth floor. President Fleishhacker then inquired about the location of the main entrance to the building. Mr. Attridge stated that major passage to the interior of the building would be achieved through glass doors at street level, thence to escalators servicing bottom-level floors. President Fleishhacker then inquired as to the landscaping component under the revised plans. Mr. Attridge responded that this element has not been determined finally. However, bed planting is proposed for inside and along the colonnade. Mr. Attridge went on to say that the floor area ratio of the building under the revised plans is still within a floor area ratio of 10-1. He also said that circulation directly through the building is no longer possible; rather, general circulation is opened up considerably in and around the bottom-level areas of the building.

Commissioner Brinton then inquired rhetorically of Mr. Roberts if there had not been an exchange of words, at the June 26 Commission meeting, concerning traffic circulation on Merchant Street. Mr. Brinton then inquired if surveys made by the architect and/or Transamerica Corporation took into account anticipated traffic and pedestrian movement generated by the Chinese Cultural and Trade Center. Mr. Roberts responded to Mr. Brinton's question by stating that only westward movement generally had been taken into account. Mr. Brinton then asked Mr. Roberts if he had not said that an allowance has been made for pedestrian circulation through the building and along Merchant Street. Mr. Attridge responded in the affirmative. Commissioner Brinton then inquired about automobile circulation. Mr. Attridge and Mr. Mellon at this point responded in the negative.

President Fleishhacker then opened up the meeting to questions from the floor.

A gentleman who identified himself as Mr. McGrew informed the Commission that he operates shops in the vicinity of the proposed building, and therefore wished to ask the Commission what will happen to that portion of Merchant Street not scheduled for vacation. Mr. Jacobs responded that to the best of his knowledge, the City has no intentions or plans whatsoever for the remaining portion of Merchant Street not to be vacated.

Michael Doyle, a member of the Environment Workshop, stated that as far as he is concerned, the present redesign of the building now before the Commission does not work out. For one thing, Mr. Doyle observed, the building

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry must be clearly documented, including the date, amount, and purpose of the transaction. This ensures transparency and allows for easy verification of the data.

Furthermore, the document highlights the need for regular audits to identify any discrepancies or errors. It suggests that a systematic approach to auditing can help in detecting issues early on, preventing them from escalating into larger problems. The importance of having a clear audit trail is also stressed, as it provides a historical record of all activities.

In addition, the document mentions the role of technology in streamlining record-keeping processes. It notes that using specialized software can reduce the risk of human error and improve the efficiency of data management. However, it also cautions against over-reliance on technology, advising that manual checks should still be performed to ensure the integrity of the records.

The second part of the document focuses on the importance of communication and collaboration within the organization. It states that effective communication is essential for ensuring that all team members are aligned with the organization's goals and objectives. Regular meetings and open lines of communication are recommended to facilitate this.

The document also discusses the importance of teamwork and collaboration. It notes that no single individual can achieve the organization's goals alone; instead, it requires the collective effort of all team members. Encouraging a collaborative culture where team members share ideas and resources is seen as a key to success.

Finally, the document touches upon the importance of documentation in communication. It suggests that all important discussions and decisions should be recorded in writing to avoid misunderstandings and ensure that everyone is on the same page. This documentation can also serve as a reference for future projects and decisions.

The third part of the document addresses the importance of continuous learning and improvement. It states that the business environment is constantly changing, and organizations must adapt to these changes to remain competitive. This requires a commitment to ongoing learning and skill development for all employees.

The document suggests several ways to foster a culture of continuous learning. These include providing training opportunities, encouraging employees to take on new challenges, and creating a supportive environment where learning is valued. Regular feedback loops are also recommended to help employees identify areas for improvement and track their progress.

Finally, the document emphasizes the importance of measuring and evaluating the organization's performance. It suggests that key performance indicators (KPIs) should be established to track progress towards the organization's goals. Regular reviews of these indicators can help in identifying areas where the organization is excelling and where it needs to make improvements.

is not appropriate for San Francisco; rather, it belongs in Texas. He went on to inquire as to how the Commission could sit there with great public trust invested in its powers and discretion, only to do what it is doing. Mr. Doyle told the Commission that he regards this as an utter travesty of public trust. He concluded his remarks by suggesting strongly to the Planning Commission that one hundred public plazas should be dedicated to compensate for the aesthetic and environmental damage created by this structure.

John Jacobs, Executive Director of SPUR, stated that his objections to the building stem primarily from its particular placement within an existing urban fabric of special character and low-scale intensity of use. Mr. Jacobs went on to say that SPUR usually does not consider aesthetic issues, but in this case the probable impact of such a structure makes them too great to ignore. Mr. Jacobs recommended that this discretionary review of revised plans be taken under advisement. At this point in the proceedings an architect from the audience stood up to second Mr. Jacobs' motion. Mr. Jacobs then continued with his comments stating that he personally does not think the public knows what it is getting with this revised set of plans. In his opinion the whole building should be redesigned.

Commissioner Mellon asked for a clarification of John Jacobs' position asking whether it was his own or SPUR's position. Mr. Jacobs responded that the latter comments were his own whereas the former reflect SPUR's position on the matter. Mr. Mellon stated that the design of the Transamerica Building before the Commission today is an improvement over the previous one. He pointed out that allowances for a bridge over Montgomery Street have been provided for, and that pedestrian circulation is taken into account. Aesthetics, Commissioner Mellon stated, is a matter of taste; in his opinion the architects have done a magnificent job on this building. Furthermore, it was his belief that Transamerica should be complimented, for it has been willing to spend several millions on design of the building. It has made a great contribution to the skyline of San Francisco, and it offers refreshing relief and contrast to existing structures and skyline.

John B. Harman, who identified himself as a tax payer and a member of the Telegraph Hill Dwellers, began his remarks by saying that after hearing the Commissioner speak he is glad to hear that taste is a personal matter. In his opinion the building will create a monumental traffic jam. Furthermore, it is contrary to everything the Commission has stood for; its location is unrelated to BART service, and it is totally out of place with existing development and the Commission's intent for new development in the Portsmouth Corridor. Mr. Harman expressed his dismay over the special emergency meeting of the Streets and Transportation Committee yesterday following introduction of the required legislation at the Board on Monday; in short, normal procedure was not followed, let alone the fact that no public notice was given. Additionally, after Transamerica got what they wanted in the earlier hearing before the Commission and the Board, they then took away all benefits with the revised plans they have brought before the Commission today. Mr. Harman was

also quite disturbed with the unseemly haste of all of this for it is evident to him that Transamerica wants quick passage in order to achieve tax savings by the first of the year. He concluded his remarks by saying that he does not think the public is represented adequately by and on the Commission.

Commissioner Mellon moved and Commissioner Porter seconded the motion to approve the revised plans as submitted under Building Application No. 367584.

Commissioner Brinton requested time from the Chair to make a few comments. He stated that in June of this year the feelings of the opposition to this project were made known. At that time practically the only redeeming value was the public area afforded by the project which now has been removed. In Mr. Brinton's opinion Transamerica has done the impossible; bad plans have been made worse. Also, the Planning Commission may have erred in allowing compromise for the Portsmouth Corridor in its recommendations concerning the downtown zoning amendments. Mr. Brinton went on to say that a previous suggestion of SPUR to move the building to south of Market is well taken. As well, SPUR's request for further time to examine the revised plans is a fine suggestion. Commissioner Brinton continued by saying that within limits an architect can probably design anything. This, coupled with the Transamerica's "public-bet-damned attitude", has resulted in the present plans before the Commission. We have now come to the point, Mr. Brinton said, where we must vote on the plans. Commissioner Brinton said that he would vote against them in no uncertain terms. Two outstanding reasons have contributed to his decision to vote negatively: one, the Commission represents the public interest; and two, the Commission ought to be guided by recommendations of the professional staff. If the Commission should approve the Transamerica revised plans then it is overruling its own staff. Mr. Brinton expressed his hope that the Commission would not treat the staff in such a cavalier manner.

Commissioner Porter asked Commissioner Brinton if he thought that the Commission should always follow the staff recommendation. Commissioner Brinton responded in the negative and added that the Commission as a matter of record has not always followed the staff recommendation. Mrs. Porter went on to say that this particular project has produced one of the ugliest disagreements among Commission members in her memory of Commission affairs. She stated that she has voted for Transamerica's proposal in the past because she has liked it, and it has been her feeling that the building will be a definite addition to San Francisco. Furthermore, there have been vocal groups for and against the building, but the Commission is here today to say whether the plans are an improvement over previous plans and not whether or not to build the building. Mrs. Porter added that she agrees with the comments made by Commissioner Mellon. Mr. Brinton responded to Mrs. Porter by saying that the integrity of no single Commissioner is open to question, but rather it is the Commission as a whole which is to be considered on the integrity of its discretionary review powers as exercised for projects in the Portsmouth Corridor.

Commissioner Mellon stated that if the issue of the Transamerica Building were put to a vote there is no question in his mind that the people of

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San Francisco would approve the building. Furthermore, if a skyscraper of this sort is to go anywhere, it should go into the downtown area. And a skyscraper in the downtown area has nowhere to go but up. Mr. Mellon added that the project has big implications for employment and is an opportunity to construct a magnificent edifice for the future. The controversy surrounding this project, Mr. Mellon added, reminds him of the strong opposition to the Golden Gate Bridge when it was proposed. However, most young people in the Commission Room were not old enough to remember this controversy.

Commissioner Newman stated that the revised plans, in his opinion, represent a reduction from previous plans in the amount of public domain and of skylight to the area. Overall the revised plans represent a regression from former public benefits afforded by the project.

President Fleishhacker stated that his objections are much the same as before. From a design point of view the revised plans represent a step backwards. For protection of the Portsmouth Corridor in terms of its future development, knocking off five hundred feet of height from the proposed building might be in order. His opinions on mass, bulk and coverage of the project, as expressed during the June hearing, have not changed. President Fleishhacker concluded his remarks by saying that hopefully the Commission will represent the people of San Francisco on this vote.

President Fleishhacker called for the vote of the Commission. The vote of the Commission was 4-3 in favor of approving the revised plans of the Transamerica Building, under Building Application No. 367584. Those voting in favor of the motion were Commissioners Finn, Kearney, Mellon, and Porter; those voting against were Commissioners Brinton, Fleishhacker, and Newman.

It was moved by Commissioner Brinton and seconded by Commissioner Newman that the Commission adjourn its meeting at 4:15 p.m.

Respectfully submitted,

R. Bruce Anderson
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, November 20, 1969.

The City Planning Commission met pursuant to notice on Thursday, November 20, 1969, at 1:00 p.m. at 100 Larkin Street.

PRESENT: William M. Brinton, James J. Finn,
Thomas Miller, Walter S. Newman,
and Mrs. Charles B. Porter, members
of the City Planning Commission

ABSENT: Mortimer Fleishhacker and James S. Kearney

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; Dean L. Macris, Assistant Director-Plans and Programs; William Proctor, Planner IV; Peter Svirsky, Planner IV (Zoning); James Jeffrey, Planner III; James White, Planner III-Urban Design; Jeanne Dierkes, Planner II; Dennis Ryan, Planner II-Urban Design; Thomas Spofford, Planner II; and R. Bruce Anderson, Acting Secretary.

Scott Blakey represented the San Francisco Chronicle and Donald Canter represented the San Francisco Examiner.

1:00 P.M. - Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Commission's zoning hearing on December 4, 1969.

2:15 P.M. - 100 Larkin Street

CURRENT MATTERS

In the absence of President Fleishhacker members of the Commission asked Commissioner Porter if she would be so kind as to Chair the meeting. Mrs. Porter agreed to take the Chair for this meeting and then asked Mr. Jacobs for the Director's report.

Allan B. Jacobs, Director of Planning, brought to the attention of the Commission a memorandum from Mr. Steele, advising the Commission where things stand on the removal of billboards from residential areas. Mr. Jacobs told the Commission that if there were any questions with the memorandum, Mr. Steele was present and would be happy to answer such questions. Commissioner Porter asked Mr. Steele how soon he expected the City Attorney to take action on the removal of billboards from residential areas. Mr. Steele responded that such action would require an indeterminate period, as he was uncertain of the priority of

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enforcement actions now pending in the City Attorney's Office. Commissioner Porter then inquired about the possibility of going to the District Attorney on this matter. Mr. Steele responded that the judicial process as governed by procedures in the District Attorney's Office might consume far more time in the long run than if the City Attorney should handle this enforcement action.

The Director then reviewed certain actions taken by the Planning and Development Committee of the Board at its meeting yesterday afternoon. He advised the Commission of a proposed ordinance presented by Supervisor Morrison, which would amend the Planning Code to restore discretionary review power over signs on a city-wide basis. This proposed ordinance will be forwarded to the Commission for its comment. Mr. Jacobs reminded members of the Commission that this discretionary review power was removed from the Commission in 1965 by the Board of Supervisors when the present sign ordinance was adopted. Mr. Jacobs also reported that the Committee passed a resolution, introduced by Supervisor Morrison, which would request of the Department that it issue quarterly reports on sign violations and enforcement actions throughout the city. Finally, the Committee voted to retain the existing setback line at the corner of Van Ness Avenue and Lombard Street.

The Director pointed out that next Tuesday evening, at 7:00 p.m. in the Chambers of the Board, the Planning and Development Committee will hold a hearing on San Francisco's Workable Program for Community Improvement.

The Director stated that the last item on his report would be a report to the Commission on the present status of the South Bayshore Plan. With the Commission's permission, the Director asked for deferment on discussion of this matter until completion of item 6 on today's calendar. The Commission agreed to the Director's wish for deferment of this item.

Commissioner Porter then questioned the Director about the status of Samuels' clock on Market Street, as she had read an article about it in the newspaper. She stated that there is a Market Street advisory body which is involved with such matters. She also recognized that there is a tendency toward order in the redesign of Market Street, but regardless of this factor, stressed the importance of this clock as a major landmark of the city. Mr. Jacobs responded to Mrs. Porter and her question about Samuels' clock, stating that he serves on the Technical Advisory Committee, and by designation of the Mayor, is the city's chief representative for design matters on the beautification of Market Street. Mr. Jacobs stated that the clock would be put back, despite the fact that its precise location seems to be at issue at the present time. Commissioner Finn stated that he also is on the Technical Advisory Committee and agreed with Mr. Jacobs that the clock will be put back. He said that there has never been an issue about returning the clock to the street area, as it definitely is part of San Francisco's charm in everyone's mind. Mr. Jacobs then stated that equally as important as Samuels' clock, at least in his opinion, is the light post now in the Oakland Museum. This light post originally stood at the corner

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's development. It is a must-read for anyone interested in the country's development.

The second part of the report deals with the economic situation of the country. It is a very interesting and informative study of the country's economic development. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's economic development. It is a must-read for anyone interested in the country's economic development.

The third part of the report deals with the social situation of the country. It is a very interesting and informative study of the country's social development. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's social development. It is a must-read for anyone interested in the country's social development.

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of Market and California Streets with the inscription, "California Street," on its base. The Director asserted that "by hook or by crook" the city must get this light post out of the Museum, and put it back on the corner it always has been intended for.

R69.62 Vacation of Ecker Street between Market and Stevenson Streets.

Preliminary review of plans for office building at First and Market Streets.

Mr. Jacobs requested Peter Svirsky to present the staff report on these two items.

From a staff memorandum presented to the Commission, Mr. Svirsky made the following remarks:

"These two items are presented together because of the relationship of the proposed building plans to the proposed vacation of Ecker Street. The street vacation request has been referred to the Planning Commission by the Department of Public Works pursuant to Section 116.1 of the Charter. The building plans are subject to review by the Commission under its discretionary powers pursuant to the policy for all of Market Street established by Resolution No. 6111 in June 1967, at the time of approval of the downtown zoning amendments.

"The building is proposed by the Tishman and Cahill Companies as developers. The Standard Oil Company of California, which owns the property on the opposite side of Ecker Street, has indicated substantial agreement with the proposal, including the closing of Ecker Street. The status of Ecker as either a fee street or an easement street has not been finally determined.

"The City's plans for rebuilding of Market Street have shown Ecker Street, 25-feet wide, closed to vehicular traffic but kept open as a pedestrian way into the South of Market. A major sewer line also runs beneath the street. If the street vacation now being requested were approved, these arrangements would not be changed. Ecker would become part of the building site and would be developed and maintained privately; it would also be taxable. But it would remain a pedestrian way and utility easement in the sense in which the plans for Market Street have intended, and no structures would be built in the present street area.

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Although vacation of city streets requires strong justification, the circumstances of this present proposal are extremely favorable to the public.

"In addition, the developers and their architects, John Carl Warnecke and Associates, have reacted in a cooperative and sensitive manner to the urban design terms of reference given them by the Department staff for this site last July. The Market Street Task Force staff has joined us in reviewing and commenting upon successive sets of plans.

"In compliance with the design terms of reference, and stimulated by the strong economic incentives of the zoning bonus system, the following features have been provided:

1. There is a transit access tunnel from the site to the end of the BART mezzanine, serving this building, the Standard Oil Building (through a basement entrance) and the public in general. This tunnel would require formal approval by BART, by Standard Oil and by the Department of Public Works.
2. The sidewalk is widened in arcades on three sides, with the paving identical to the Market Street brick. There would be multiple entrances to the building and several shortenings of walking distances between streets.
3. A plaza would flank Ecker Street, leading up to a terrace restaurant and other commercial uses on the second level. This plaza would be open to the public, and would measure 155 feet by 100 feet with Ecker Street included.
4. A side building setback would be above the plaza, allowing sunlight to penetrate to Market Street and to the Crown-Zellerbach plaza; along Market and First Streets, the tower would be brought to the property lines to provide enclosure for those streets and avoid creation of too many adjacent open spaces.
5. Truck loading would be off Stevenson, and there would be a small amount of parking with access

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from Stevenson. The parking is not eligible for a bonus at this location in the center of the downtown core.

"Vacation of Ecker Street, as proposed in these plans, contributes to the size of the building, both in the basic floor area allowed and in the use of bonuses. The building achieves a very high total floor area ratio of 23.5:1 with its 1,039,000 square feet of space and its height of 40 stories. About 15 percent of the building size can be attributed to vacation of Ecker Street. The staff could not recommend approval of the vacation unless it found that a building of this size and this design was appropriate at this location on Market Street.

"The zoning provisions, and the bonus system, are designed to encourage large buildings to be located near the center of the downtown core, especially with access to rapid transit on Market Street. The Downtown Zoning Study report anticipated buildings of 23:1 or even 25:1 under such circumstances. The building now before you is so located. In addition, this project can help stimulate other development on the south side of Market. Physical and visual access to the south is opened up at Ecker Street with the new plaza, and with the possibility of a future bridge from the plaza terraces across Stevenson Street. The bonuses have been used honestly and purposefully, and the resulting building, though certainly massive, provides all the features that the zoning provisions seek to encourage."

At this point in the proceedings Commissioner Miller assumed his seat at the table.

Mr. Jacobs thanked Mr. Svirsky for his presentation, and went on to advise the Commission of the staff recommendations regarding the street vacation and the preliminary review of building plans. Mr. Jacobs made the following remarks:

"On the question of street vacation, it is recommended that the vacation of Ecker Street between Market and Stevenson Streets, as shown in SUR 3069, be found in conformity with the Master Plan, but only if subject to the following conditions:

1. That the street be kept open for through passage of pedestrians at all hours of the day and night,

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for substantially its entire present width, except for such periodic closings as may be legally necessary to maintain fee ownership. The street should also be kept open during the period of construction.

2. That there be no construction in the present street area other than surfacing, landscaping, and a transit entrance.
3. That final plans for the surfacing and other features in the present street area be subject to approval by the Market Street Task Force.
4. That a subsurface easement be retained by the City for sewers and other utilities.
5. That the vacation not be completed until a site permit application has been finally approved by the City Planning Commission.

"On the second question, that of review of building plans, it is recommended that the plans as submitted be given preliminary approval so that the developers can proceed to get agreements from BART, Standard Oil and the City as to the transit tunnel and use of Ecker Street, and submit a site permit application at the appropriate time for formal exercise of discretionary review by the Planning Commission. Establishment of Commission policy now would assure later approval of final plans consistent with those given preliminary approval today."

Commissioner Porter asked if any of her fellow Commissioners had questions or comments regarding these matters. Commissioner Brinton stated that he was not opposed to the street vacation, but nevertheless did see the possibility of a problem resulting from such an action. Commissioner Brinton felt that in view of the present indeterminate status of the street's ownership, vacation of the street should be contingent upon agreement by appropriate parties involved, to insure for proper execution of the plaza development as planned. Responding to Mr. Brinton's suggestion, Mr. Svirsky agreed that such an agreement would be in order.

Commissioner Porter stated that because the 1968 downtown zoning amendments allow for a floor area ratio of 14 - 1, she wished to know how this building could be constructed at a floor area ratio of 23 - 1. Mr. Svirsky responded that assorted bonuses as part of the downtown zoning amendments made this increased floor area ratio possible. Mr. Svirsky cited the rapid transit access bonus. This

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bonus alone would allow for an increase of floor space equal to 20 percent of the permitted gross floor area under the 14 - 1 formula; similarly, multiple entrances to the building would allow for a 5 percent increase. The sidewalk widening would allow for a 15 percent increase, and the plaza area would also allow for a 15 percent increase. In other bonuses cited by Mr. Svirsky the shortening of walking distance amounted to a bonus of 26,200 square feet. The side setback amounted to 46,500 square feet, and the observation deck provided a bonus of 10,000 square feet.

Commissioner Newman inquired as to the projected height of this building. Mr. Svirsky responded that the building as planned would be 556 feet or forty stories high.

Commissioner Finn inquired as to the number and extent of utilities under Ecker Street. Mr. Svirsky responded that the only major utility that he knows of for sure is a large sewer trunk line. Mr. Finn regards this as an important question because of possible future expense to the City should the utilities need to be repaired, especially given the extraordinary treatment of the plaza.

Commissioner Brinton asked if the applicant were present at the hearing. Mr. Brinton was of the opinion, at least at this point, that the City might not be able to impose conditions on a street vacation. Mr. Jacobs responded that notwithstanding Mr. Brinton's point, the City achieved a similar type of agreement with the International Market Center, where conditions attached to a street vacation had to be met before a site permit could be issued by the City's Central Permit Bureau.

Commissioner Porter asked if the applicant wished to be heard. Mr. Carl Russell, of John Carl Warnecke's office, stated that the Standard Oil Corporation, whose building is located across Ecker Street from the subject property, has agreed to conditions as outlined in the subject proposal through correspondence with Mr. Warnecke's client.

At this point in the proceedings, a gentleman in the audience stood up and identified himself as a representative of Standard Oil. He stated that Standard Oil does not wish to obstruct nor does Standard Oil necessarily object to the project but that the Standard Oil Corporation feels that it has a great amount of study to conduct before agreeing finally to the vacation of the street. Also Standard Oil wishes to study the utilities situation and the garage entrance on Ecker Street. Mr. Jacobs pointed out that the Department has talked with Standard Oil, and that both parties recognize that certain problems do exist. But the feeling now is that these problems can be worked out.

Commissioner Porter inquired as to how long it might take to work out problems shared by Standard Oil and the Tishman and Cahill Companies. The gentleman representing Standard Oil responded that any necessary negotiations probably will not take too long, but on the other hand, no precise date is known. He further

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stated that the attorneys on both sides are working on these problem areas. Commissioner Brinton suggested that the Commission could approve the street vacation and preliminary review of building plans at this point, and then ask the developers to come back to the Commission for final approval. Mrs. Porter then asked if such an action now would prejudice anyone's case. The gentleman from Standard Oil pleaded ignorance on this point saying that he could not speak for his Corporation at this time.

Mr. Jacobs emphasized that any action taken today by the Commission would provide that the project is in conformity with the Master Plan; any legal problems would be worked out at a later point. Such an action by the Commission would allow the developers to go ahead with their negotiations. Commissioner Brinton inquired as to the possibility of Tishman-Cahill submitting to a legal agreement, whereby nothing would be started until the above-mentioned problems are solved. Mr. Jacobs reiterated the purpose of today's action, namely, to allow the developers to proceed in working out their problems and negotiations. The representative from Standard Oil stated that he did not object to such an action given what the Director has had to say on the matter.

Commissioner Porter asked if the Commission were prepared to act at today's meeting. She also questioned the extent of the Commission's jurisdiction on these two items. Mr. Jacobs responded that the Commission's jurisdiction includes the street vacation as well as discretionary review of the building. Additionally, such discretionary review of the building includes the proposed plaza development. The gentleman from Standard Oil stated that his Corporation would object to the vacation of Ecker Street if pedestrian traffic only were allowed, if for no other reason than the garage entrance on Ecker Street now serving the Standard Oil Building. Mr. Jacobs responded that he believes the architects have provided in their plans for full service of this garage entrance.

Commissioner Newman moved to accept the Director's recommendation on the vacation of Ecker Street. Commissioner Brinton seconded this motion, provided that the plans would be subject to further review of the Commission. Commissioner Miller requested that the last sentence on the last page of the Director's recommendation be struck; this sentence read: "Establishment of Commission policy now would assure later approval of final plans consistent with those given preliminary approval today." Commissioner Newman stated that he had no objection to this request from Commissioner Miller.

Commissioner Porter called for the Commission's vote on the street vacation. The vote was 5 - 0.

Commissioner Newman moved to accept the Director's recommendation on the preliminary approval of building plans, and this motion was seconded by Commissioner Brinton. Once again the vote of the Commission was 5 - 0.

Mr. Jacobs asked for a brief break in order to allow for a change of presentation materials on the bulletin board relating to the next calendar item.

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Commissioner Brinton moved to cancel the following week's regular meeting of the Commission in observance of Thanksgiving. Commissioner Finn seconded this motion. The vote of the Commission was 5 - 0.

STAFF REPORT ON THE PRESIDIO MASTER PLAN

The Director reported that on July 1 of this year the City Planning Commission held a public meeting to review the Presidio Master Plan and to inform concerned citizens of the proposals contained in that Plan. At this meeting the Commission requested the staff of the Department to prepare analysis of the Plan's proposals. This staff report is so directed. Mr. Jacobs explained that the first section of this staff report presents a brief review of Presidio history and planning background. He then stated that following this material is the staff's evaluation in text and graphics of the current Presidio Master Plan which focuses on two major issues: one, preservation of the open space character and historic values of the Presidio; and two, improved coordination of Presidio planning with City objectives and policies for development. Mr. Jacobs concluded his remarks by saying that the staff's recommendations complete the staff report, prepared by Dean Macris and Jim White.

The Director then asked Jim White to present the staff report, Review of the Master Plan of the Presidio of San Francisco. Mr. White read extensively from the staff report, which is available in the Department's files at 100 Larkin Street. Mr. White also made extensive use of graphic materials posted on the Commission room bulletin board.

Mr. Jacobs then stated that he would summarize major points made by Mr. White. Mr. Jacobs said that if a person is to generalize what the Presidio is now doing, one would find that most open space is going the way of development. Major areas of demolition and Crissy Airfield represent possible land areas for building opportunities. The present Master Plan of the Presidio, quite simply put, is a statement of intentions and does not represent a complete statement as to land use. Mr. Jacobs then read from the Summary Analysis Section of the staff report:

"The Master Plan of the Presidio is a statement of development intentions for the Presidio, comprising development in support of Army missions, the functions of other Federal Government agencies, and some functions of the State of California and the City of San Francisco. It is not a complete statement of proposed land use, as noted earlier. Some important concerns are omitted, and the impact of development included in the plan upon these concerns could be extremely negative.

"Many of the issues of Presidio development cut across the boundaries of governmental jurisdictions, and

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the ramifications of Presidio development extend beyond its borders. The process and substance of planning for the Presidio might well be broadened to reflect these considerations.

An Expanded Planning Effort for the Presidio

"A plan for the Presidio should involve: 1) a functional evaluation and recommendation for the use of this land, 2) an evaluation of the Presidio as an open space and historic land resource, 3) a recognition of the interest of the general public in the use of Presidio lands, and 4) an explicit development strategy.

"For example: The functional evaluation could indicate the extent of housing required and for whom; identify military and related uses, evaluating their future functional and spatial relationship; and evaluate internal recreational uses and their relationship to housing.

"To resolve priorities of use between these various areas of concern, there should be a set of goals, objectives and policies established for the Presidio as a part of this plan. These statements should incorporate the values of the public interest in the Presidio."

III. RECOMMENDATION

"An evaluation process of this nature can help to illustrate the importance of comprehensive planning in the Presidio. Moreover, a broadened planning scope and a periodic review of plans can produce a coordinative mechanism of value to the Army and the City in the assessment and resolution of planning issues.

"In order to achieve these common interests, it is recommended that the Army adopt a policy expanding the scope of its existing Master Plan to include the stated concerns of the public and the City. To do this it is recommended that the Army allocate sufficient funds to retain a planning consultant to assist Army planners in preparing the proposed comprehensive plan.

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"The scope of the work to be accomplished could be established in joint Department of City Planning and Army meetings, based on the evaluation contained in this report.

"There is a clear need to establish objectives and policies as a basis for planning in the Presidio. A statement of objectives and policies would provide a basis for interested public agencies and citizens to express their concerns over the future development of the Presidio. In this connection it would be important for the Department of City Planning to participate in the proceedings of the Presidio Installation Planning Board. The Board can be responsible for local review and control of the planning process, insuring that public review is an integral part of the process and that the expressed concerns of the public are integrated into the Plan."

Mr. Jacobs added that the foregoing basically represents the staff report. The staff has tried to be helpful and to suggest a path the Army might take. Mr. Jacobs would request at this point that the Commission endorse the report and authorize the Director of Planning to transmit the report to appropriate Presidio officials.

Commissioner Newman inquired if this staff report has been reviewed at all by the public. Mr. Jacobs responded that SPUR has been the primary catalyst and channel to the public on this matter.

Michael Fischer, Associate Director of SPUR, stated that his organization endorses the staff's report. He stated that this type of review process is not a unique arrangement; for example, such a review process has occurred with Treasure Island and with the Army Base in Monterey. At this point Commissioner Porter inquired if the Presidio Heights Association has been involved in this effort. Mr. Fischer responded affirmatively.

Dean Macris stepped forward to emphasize that the staff review is not a plan for the Presidio; rather, there is keen public interest in the Presidio as reflected by this evaluation and report. Mr. Jacobs added that a major objective of this report, at least by implication, is to suggest that the Army prepare an updated master plan for the Presidio. Commissioner Porter then inquired as to whether the Presidio knows about this undertaking. Mr. Macris stated that Mr. Gale is aware of what the staff has done, and in fact, he has provided the staff with some information for this purpose.

Commissioner Brinton inquired rhetorically about whether the staff and the Commission are simply spinning their wheels on this kind of report. Mr.

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Jacobs responded that this report and the work of the staff represent a first step and suggest a way to start.

Commissioner Newman moved for endorsement of the staff report. Commissioner Brinton seconded this motion provided that the word "Presidio" be omitted from the last line of the report. Commissioner Porter called for the question and the vote of the Commission was 5 - 0 in favor of the motion.

STAFF REPORT ON POSSIBLE LOCATIONS FOR STOL-PORT

Mr. Jacobs stated that the adoption of the Northern Waterfront Plan by the City Planning Commission included the recommendation of consideration of a STOL-Port on the waterfront between the Bay Bridge and China Basin. He added that in following up on this recommendation, the staff has developed criteria for a STOL-Port location and has applied them to several proposals for specific sites. He asked Spencer Steele to present the staff report.

Mr. Steele presented the staff report, reading extensively from a staff memorandum to the Planning Commission dated November 19, 1969. This staff memorandum is available in the files of the Department at 100 Larkin Street. The major substantive points of Mr. Steele's presentation can be summarized as follows: three possible sites for location of STOL-Ports in San Francisco; location criteria applied to STOL-Ports; specific evaluations; and an overall evaluation. Throughout his presentation, Mr. Steele pointed to numerous maps which illustrated site locations, impact areas of discernible noise level, and take-off and landing patterns.

Commissioner Brinton asked Mr. Steele for the date of submission of the McDonnell-Douglass Report. Mr. Steele responded that this report was submitted in 1966. Commissioner Brinton then stated that he did not think the Commission could consider the questions raised in this report until other, more directly involved agencies could make their findings known. He asked if it would not be proper to invite the FAA to appear before the Commission. Mr. Jacobs responded that the FAA would not appear, as far as the staff knows, until a concrete proposal has been put forth. Mr. Jacobs then emphasized that the staff is asking only that this report be disseminated so that this document would be in circulation to show others what the Planning Commission is now thinking.

Commissioner Finn moved to authorize the Director to distribute the report.

Commissioner Newman wished to ask Mr. Steele about traffic volume and plane capacity related to aircraft serving a STOL-Port. Mr. Steele responded that planes servicing STOL-Ports have capacities ranging from 60 to 120 passengers, depending on the particular manufacturer. These planes would be used primarily for short hops to Reno, Sacramento, and the like. Their potential speed is up to 400 miles per hour. Commissioner Newman asked if it is good planning

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to bring long-range planes into the city. Commissioner Finn commented that after considerable reading on his part he has found that planes servicing STOL-Ports will have a service radius ranging up to 300 miles. Basically these planes will serve as feeder lines to major cities.

Mr. Jacobs stated that there is no question as to the primary commitment to the San Francisco International Airport. He added, however, that if we are to talk about long-range planning and flexibility for air service for San Francisco, he could see no reason not to consider such possibilities as STOL-Aircraft and STOL-Ports. Commissioner Finn emphasized that these planes are for short-hop service from the heart of one city to the heart of another city; for example, from Sacramento or Stockton to San Francisco.

Commissioner Brinton seconded the motion made earlier by Commissioner Finn, to authorize the Director to disseminate the staff's memorandum regarding STOL-Ports in San Francisco. The vote of the Commission was 5 - 0 in favor of the motion.

Commissioner Porter brought up a matter of correspondence to the Commission from the Maritime Cooks and Stewards Union. Commissioner Brinton moved, and Commissioner Newman seconded the motion, to have the Acting Secretary write a letter for the Commission in answer to the Maritime Cooks and Stewards Union.

In line with Mr. Jacobs' earlier request to postpone a status report on the South Bayshore Plan until the end of the meeting, Commissioner Porter asked the Director to make his report at this point.

Mr. Jacobs first summarized numerous comments made on the South Bayshore Plan at Commission meetings of October 23 and November 10. These comments were of the following types: general comments on the Plan as a whole, transportation, industry, commerce, residence, recreation, urban design, education, public health, and safety. Mr. Jacobs stated that key issues pertaining to the South Bayshore Plan would be put into a staff report, much like the Northern Waterfront Plan staff report. Mr. Jacobs then distributed a draft resolution for consideration of the Commission, which would allow the staff to prepare amendments to the city-wide Master Plan. These amendments would be based on findings of the South Bayshore Study; on comments offered by the general public; and on comments submitted by other interested governmental agencies. Commissioner Brinton moved to adopt the draft resolution and Commissioner Newman seconded the motion.

Commissioner Porter asked if adoption of this resolution would mean adoption of the Plan as it is now constituted, or as it now stands. Mr. Jacobs responded that adoption of this draft resolution simply would allow the staff to prepare an effectuation plan. He also added quite candidly that the staff does not intend to change the Candlestick Point and Candlestick Cove areas from housing to industry, for this would be a good way to ruin these areas. Industry

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along these shoreline areas would cause great sorrow to the City, especially in future years. Commissioner Porter then commented that the Commission has been told, in the case of the South Bayshore Plan, that words have been used to conceal thoughts. It is clear from public meetings that the residents of Visitation Valley have a strong fear of public housing in the Candlestick area; they fear a repeat of the Eichler Towers. Mrs. Porter added that people also are frightened that the marina projected for the Candlestick shoreline will not materialize.

Commissioner Newman inquired as to whether he was correct in believing that this draft resolution does not call for major changes to the present South Bayshore Plan. Mr. Jacobs responded that no major changes are called for.

The Commission adopted the draft resolution by a vote of 5 - 0.

Hearing no further comments Commissioner Porter adjourned the meeting at 4:35 p.m.

Respectfully submitted,

R. Bruce Anderson
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, December 4, 1969.

The City Planning Commission met pursuant to notice on Thursday, December 4, 1969 at 1:45 p.m. at 100 Larkin Street.

PRESENT: James S. Kearney, Vice President;
William M. Brinton, James J. Finn,
Thomas G. Miller, Walter S. Newman,
and Mrs. Charles B. Porter,
members of the City Planning Commission.

ABSENT: Mortimer Fleishhacker, President.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; Robert Passmore, Assistant Zoning Administrator; Samuel Jung, Planner IV; Marie Carlberg, Planner III; Daniel Sullivan, Planner III; Patricia Sheehan, Planner II; and Lynn E. Pio, Secretary.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that the Federal Government had notified the City that Alcatraz Island is no longer available for disposal. Under the circumstances, he recommended that the Commission postpone indefinitely the public hearing on proposed amendments to the City Planning Code regarding conditional use status for Alcatraz which had been scheduled for December 11, 1969. After discussion it was moved by Commissioner Brinton, seconded by Commissioner Porter, and carried unanimously that the public hearing on Alcatraz be postponed indefinitely.

In response to a recommendation made by the Director, it was moved by Commissioner Brinton, seconded by Commissioner Porter, and carried unanimously that the Commission's second Capital Improvement Program hearing originally scheduled for January 2, 1970 be postponed until January 9, 1970 at 9:00 a.m.

The Director submitted a draft resolution which he had prepared to request a supplemental appropriation in the amount of \$6,378 from the General Fund to establish a new position for the Department of City Planning at the Planner III level with expert knowledge in the area of permit application review. After commenting upon the need for the new position, he recommended adoption of the draft resolution. After discussion it was moved by Commissioner Newman, seconded by Commissioner Finn, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6449.

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R69.51 Proposed vacation of a portion of Islais Creek Channel west of Weldon Street.

Samuel Jung, Planner IV, reported on this matter as follows:

"Islais Creek Channel is a 75-foot wide easement street which is now mostly underneath the Alemany interchange. Still in existence and open, but unimproved, is a section south of the interchange in an area formerly used for temporary war housing but now vacant. The San Francisco Housing Authority has recently purchased a large parcel of M-1 zoned land south of this portion of Islais Creek Channel for a central maintenance building and yard to serve all of its housing projects throughout the city. It plans to lease land for parking from the State Division of Highways under the freeway on the north side of the street; this land is now zoned R-1 and the Housing Authority should apply for a conditional use to allow parking.

The Housing Authority has petitioned for the vacation of approximately 20,000 square feet of Islais Creek Channel west of Weldon Street, as shown on drawing SUR-2669, outside of the State's right-of-way line, which it wishes to use for parking and maintenance shops. Since the zoning boundary runs down the middle of the street, any street area vacated north of the centerline should be rezoned from R-1 to M-1.

The State Division of Highways, in letters to the Director of Public Works dated September 15 and 30, 1969, stated that the State has no objections to the vacation providing that it is limited to the area outside of the State's right-of-way line; that should the City vacate a portion of the street, the State would dispose of its portion of the vacated area to the Housing Authority; and that although the Freeway Agreement with the City dated July 7, 1958 provided that Islais Creek Channel west of Weldon Street should remain open, if the City vacates the portion requested by the Housing Authority there would be no reason for keeping the street open within the State's right-of-way, and that the Agreement could presumably be so amended. The Housing Authority is negotiating with the State for the use of the street area within the State's right-of-way line.

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"If the proposed vacation takes place as outlined, an island of street, approximately 75 by 164 feet, will be left without a connection to any other public street.

Islais Creek Channel ends approximately 695 feet west of Weldon Street. Privately owned Lot 1, Block 5846, is located at the west end of Islais Creek Channel and also has frontage on unimproved Boylston Street. Lots 35 and 36, Block 5953, improved with single-family houses fronting on Gaven Street, also have frontage on the portion of Islais Creek Channel which would remain as an isolated portion of street.

Two water mains, 44-inch and 48-inch, carry the primary water supply for downtown San Francisco across this island of street between Water Department properties on the north and south (Lots 23 and 35, Block 5848, and Lot 23, Block 5853). Vehicular access from the Water Department's Lot 23, Block 5853 would not be possible because of the topography. The Housing Authority will give the Water Department an easement across the vacated street area, which is to be fenced, and the Water Department has stated that it has no objection to the proposed vacation.

The Housing Authority would also grant a similar easement to the owners of the three private lots.

It would be desirable to vacate the portion of Islais Creek Channel at the west end rather than leaving it as an isolated remnant of street. The portions traversed by the water mains should be quit claimed to the City.

According to the proposal as submitted by the Housing Authority, the portion to be vacated would not extend to the north side of the street but would stop about 3 feet short to accommodate the State's existing fence."

During the course of Mr. Jung's presentation, Commissioner Miller arrived in the meeting room and assumed his seat at the Commission table.

The Director recommended that the vacation of the subject portion of Islais Creek Channel be found in conformity with the Master Plan provided that an easement is granted to the Water Department for access through any

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street area that may be vacated. He further recommended that the west end of Islais Creek Channel should also be vacated with the portions necessary for Water Department operations being quit claimed to the City and that the remainder of Islais Creek Channel west of Weldon Street be vacated, also.

Rneas Kane, Executive Director of the Housing Authority, stated that his agency hoped to centralize its operation; and the subject parcel of property appeared to be a suitable site for the use proposed.

Lewis Lindsay asked if any fill would be required to make the subject property usable. The Director replied in the negative indicating that the subject street is dry land despite its name.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Finn, and carried unanimously that the Director be authorized to report that the vacation of a portion of Islais Creek Channel as shown on SUR-2669 is in conformity with the Master Plan, provided that an easement is granted to the Water Department for access through any street area that may be vacated. It was further recommended that the west end of Islais Creek Channel, a portion of street approximately 75 by 164 feet which would be isolated from any other street by the vacation, should also be vacated with the portions necessary for Water Department operations being quit claimed to the City. Finally, it was recommended that the remainder of Islais Creek Channel west of Weldon Street be vacated, including the area northerly of the State Division of Highways' right-of-way line, and also including the narrow strip between the existing State Division of Highways' fence and the northerly line of Islais Creek Channel.

R69.64 Change in official sidewalk widths on Market Street between the Central Freeway and Castro Street from 12 to 16 feet generally and to 24 feet at entrances to underground transit stations.

Samuel Jung, Planner IV, presented this matter as follows:

"The Transit Task Force has funds budgeted to employ architectural consultants to prepare schematic plans for the design and beautification of Market Street from the Central Freeway to Diamond Street which will take place after the Municipal Railway streetcars are placed underground by BART.

The Transit Task Force's Technical Advisory Committee, which includes the Director of Public Works and the Director of Planning, has approved the concept of 16-foot sidewalks west of the Central Freeway to Castro Street, with 24-foot sidewalks in the vicinity of transit stations at Church Street and Castro Street. Present sidewalks are 12-feet wide along this section of Market Street. Removal of the car tracks will allow six 12-foot traffic lanes, two 8-foot parking lanes, and two 16-foot sidewalks within the 120-foot right-of-way. Elimination of curb parking at station entrances will permit the 24-foot sidewalks there.

The June 1958 Market Street bond issue includes the beautification of Market Street from The Embarcadero to the Central Freeway. Market Street sidewalks are planned to be 35-feet wide from The Embarcadero

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to Eighth Street; 26 feet from Eighth Street to Van Ness Avenue; and 16 feet from Van Ness Avenue to the Central Freeway."

The Director recommended that the proposed change in official sidewalk widths be found in conformity with the Master Plan. He also recommended that the City Planning Commission endorse a proposed resolution which had been prepared for action by the Board of Supervisors in accepting the proposed sidewalk widths and in authorizing the hiring of architectural consultants to prepare schematic design plans for the subject portion of Market Street.

Commissioner Newman asked if the property owners who would be affected by the proposal had been contacted. The Director replied in the affirmative, indicating that he had been advised by the Transit Task Force that most of the abutting property owners were generally in favor of the proposal.

Jack Barron, project manager of the Transit Task Force, advised the Commission that the Streets and Transportation Committee of the Board of Supervisors had held a public hearing on Tuesday to consider the proposal presently under discussion. All of the individuals who had been present at that meeting had addressed themselves in favor of the proposal.

After further discussion it was moved by Commissioner Finn, seconded by Commissioner Newman, and carried unanimously that the Director be authorized to report that the proposed change in official sidewalk widths on Market Street between the Central Freeway and Castro Street from 12 feet to 16 feet generally, and to 24 feet in the vicinity of the transit stations at Church Street and Castro Street, is in conformity with the Master Plan. The Commission also endorsed the proposed resolution prepared for the Board of Supervisors by the Transit Task Force entitled, "Accepting and Approving City Transit Task Force Sidewalk Recommendations and Their Engaging Architectural Consultants to Prepare Schematic Design Plans for Improvement of Market Street from Central Freeway to the Vicinity of Diamond Street".

R69.66 275 Thrift Street, Block 7055, Lot 15F, scattered
public housing site.

Samuel Jung, Planner IV, informed the Commission that the Federal Housing Administration had offered to sell to the Housing Authority a repossessed three-bedroom, single-family row-house at 275 Thrift Street in the Oceanview neighborhood for use as a "scattered site" public housing unit. He indicated that the house, which is located in an R-1 zoning district, will be completely rehabilitated before it is sold to the Housing Authority for \$22,000. In conclusion, he stated that the house may eventually become private property through Section 15.9 of the 1968 Housing Act which provides for low-interest loans to encourage private ownership of publicly subsidized housing.

Commissioner Porter, regarding the proposed project as an excellent opportunity for residents of public housing to acquire property of their own, asked if the Federal program making such a project feasible had been initiated recently.

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Aneas Kane, Executive Director of the Housing Authority, replied in the negative. However, he acknowledged that San Francisco had not yet had an opportunity to use the program since there are so few FHA repossessions in this City.

The Director recommended that use of the subject property for a scattered public housing site be found in conformity with the Master Plan.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the Director be authorized to report that the use of 275 Thrift Street, Block 7055, Lot 15F, for a scattered public housing site is in conformity with the Master Plan.

At 2:25 p.m. Vice President Kearney announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 2:35 p.m. for hearing of the remainder of the agenda. Commissioner Finn was temporarily absent from the meeting room.

2:35 P.M. - Room 282, City Hall

- S69.2 The north and south lines of Lombard Street between Van Ness Avenue and Franklin Street and between Franklin and Gough Streets. Proposal for modification of or abolition of existing setback lines (postponed from meeting of October 2, 1969).

R. Spencer Steele, Assistant Director-Implementation, advised the Commission that the Board of Supervisors had disapproved a previous application modifying the setback lines for property located on the southwest corner of Lombard Street and Van Ness Avenue; and, since the present application had been initiated by the City Planning Commission to standardize the setback lines in the subject area in conformity with the action taken by the Commission on the previous application which had now been disapproved by the Board of Supervisors, he recommended that the subject application be withdrawn.

After discussion it was moved by Commissioner Brinton, seconded by Commissioner Newman, and carried unanimously that Resolution No. 6450 be adopted and that Application S69.2 be withdrawn.

At this point in the proceedings, Commissioner Finn returned to the meeting room and resumed his seat at the Commission table.

- CU69.59 San Francisco Police Pistol Range parking area, east of John Muir Drive, 200 feet south of Skyline Boulevard.

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Request for a landing field for police
helicopters in a P District.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He stated that the Police Department proposed to use the Pistol Range parking area as a landing field for helicopters, for refueling of helicopters, and for storage of support equipment.

Captain O'Brien, representing the Police Department, stated that the subject site had been used as a landing strip for two helicopters which had been loaned to the Police Department by the Army during the past two years. Although the Police Department has no helicopters at the present time, a new one which has been ordered will be received next month. He advised the Commission that the subject property would be used as a landing strip less frequently than the existing landing pad at the Hall of Justice or the new facility which the Police Department hopes to construct in the vicinity of Potrero Hill; however, for emergency landing or refuelings, the Police Department hoped to have the subject site available in the western part of the City. In conclusion, he stated that the Federal Aviation Administration had already given its approval to use of the subject site for the purpose proposed.

Commissioner Brinton asked how many landings might be made at the subject site each day. Captain O'Brien replied that there would probably be only one regular helicopter landing at the site each day unless emergency situations should arise.

Edward Washburn, representing a Savings and Loan Association which presently holds title to a parcel of land located south of the subject site and commonly known as the Callan property, stated that his organization had already spent approximately \$8,000 on soil tests and had committed \$25,000 to a feasibility study in anticipation of undertaking a project to develop their land for multi-family residential use. He stated that a planned unit development of approximately 5,700 dwelling units was being considered for the vacant property which he represented assuming that a restrictive covenant presently applying to the property would be released by the Water Department. If the project were to be undertaken, an investment of approximately \$13 million would be involved.

Mr. Washburn stated that he had not received notice of the subject hearing until the previous day; and, consequently, he had not had an opportunity to familiarize himself with the Police Department's application and the effect which the proposed use of the site might have on adjacent properties. In any case, he assumed that the helicopters would create noise, and he felt that it would be desirable if the Police Department could be required to install baffles or to restrict their usage of the site for helicopter landings to certain hours. If the Commission were not disposed to disapprove the

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application during the present hearing, he hoped that the matter would be taken under advisement so that he would have an opportunity to study the proposal in greater detail.

Commissioner Porter asked if the residential development described by Mr. Washburn would be initiated in the near future or if it would depend upon the Water Department's agreement to remove the restrictive covenant. Mr. Washburn replied that the restrictive covenant involves a strip of land ranging from 100- to 150-feet wide. Therefore, if the covenant were not removed, plans for the proposed development would have to be changed significantly.

Commissioner Brinton called attention to the fact that no objections had yet been raised in spite of the fact that the subject site had been used by the Police Department for helicopter landing for more than a year.

Mr. Washburn surmised that no complaints had been received since no one lives in the vicinity of the subject site at the present time; and he indicated that his organization would have no objection to continued use of the subject site for helicopter landings during the next eighteen months or until such time as their residential complex has been completed.

Captain O'Brien stated that the Police Department wished to have the subject site permanently available as an emergency landing and refueling station.

Commissioner Porter remarked that helicopters are noisy; and she wondered if the Police Department had investigated the desirability of using other sites for the helicopter landing field.

Captain O'Brien replied in the negative. He noted, however, that the helicopters which will be purchased by the Police Department will have a lower noise level than most; and, in view of the fact that the access and departure route for the helicopters would be over Lake Merced, he believed that the amount of noise which would be created would be minimal.

Commissioner Finn inquired about the type of helicopter being purchased by the Police Department. Captain O'Brien replied that the helicopters would be manufactured by the Bell Corporation and that they would be smaller than that firm's Jet Ranger.

Commissioner Finn then asked about the type of use which might be made of the subject site during an ordinary day. Captain O'Brien responded that the single helicopter now being purchased by the Police Department would probably not be in the air more than two hours each day. If a second helicopter were to be acquired at a later date, the aircraft might be sent into the air at 11:00 a.m. for a one and one-half hour period and again at 4:00 p.m. for purposes of traffic control.

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Commissioner Porter, addressing Mr. Washburn, emphasized that the Commission's conditional use authorization for the helicopter landing strip could be removed at any time should the use prove to be a nuisance to the surrounding neighborhood. Mr. Washburn believed that it would be better not to grant the permit in the first place if problems were anticipated than to try to withdraw the authorization at a later date.

Albert F. Skelley, representing the Olympic Club, requested that the subject application be taken under advisement for at least one week so that the Board of Directors of the Olympic Club, meeting next Monday, would have an opportunity to consider the Police Department's proposal and to determine whether they wish to raise any objections.

Mr. Steele stated that he had been prepared to recommend approval of the application subject to conditions since the site is relatively isolated from existing residential area, since the site had been approved by the FAA, and since the use proposed had seemed to be temporary in nature. However, in view of the comments which had been made during the course of the public hearing, he questioned whether the Police Department intended to use the site as a temporary facility only or as a permanent emergency landing field.

Commissioner Porter suggested that the subject application should be taken under advisement for at least one week in view of the requests which had been made by Mr. Washburn and Mr. Skelley.

Commissioner Finn suggested that the second condition of the draft resolution should be modified to specify that the site should be used only for minor service and for emergency storage of helicopters. Captain O'Brien stated that he would have no objection to that wording.

After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Porter, and carried unanimously that the subject application be taken under advisement until the meeting of December 11, 1969.

CU69.60 1400 South Van Ness Avenue, southwest corner
of 25th Street.
Request for reconstruction of existing non-
conforming use service station involving in-
creased coverage in an R-4 District.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He stated that the applicants proposed to increase the lot coverage on the subject site by reconstruction of the existing service station while retaining the same number of service facilities presently available. However, because the lot coverage would be expanded, a conditional use application had been required by the City Planning Code. In conclusion, Mr. Steele stated that the appli-

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cants had not requested an extension of the 1980 termination date for the nonconforming service station.

Larry Barr, real estate representative for the Union Oil Company, stated that the existing station had been constructed in 1950; and his firm hoped to replace that building with a more modern structure. The same number of service bays and pumps would be provided in the new facility; however, one of the driveways serving the site would be closed. Landscaping plans for the new station had been prepared with the cooperation of the staff of the Department of City Planning. In conclusion, he distributed pictures of the type of service station which was being proposed for the subject site.

No one else was present to speak in favor of or in opposition to the subject application.

Mr. Steele noted that the applicants' proposal involved only reconstruction of the service station and that it did not involve an extension of the expiration date for the nonconforming use. The proposal had been reviewed by the Intradepartmental Staff Committee on Traffic and Transportation without any objections being raised; and the new landscaped station would improve the appearance and character of the neighborhood. Therefore, he recommended that the application be approved subject to three conditions which he had included in a draft resolution for review by the Commission.

After further discussion it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6451 and that the application be approved subject to the conditions contained in the draft resolution.

CU69.61 London Street, southwest corner of Persia Avenue.

Request for additional parking spaces in an R-2 District.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He stated that the applicant proposed to demolish the existing structures on the subject site and to pave and landscape the lot for twelve additional off-street parking spaces for the adjacent Doggie Diner restaurant at the corner of Persia and Mission Streets. A continuous curb cut extending from London Street to the existing Doggie Diner parking lot would provide access and egress to parking spaces perpendicular to Persia Avenue. The proposed lot would be artificially lighted by light poles at each end of the lot.

Mr. Steele also advised the Commission that he had received a letter from Thomas J. Cahill, Chief of Police, stating that he would have

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no objection to the parking lot if egress and ingress were provided on London Street; however, because Persia Avenue is one of the few east-west thoroughfares leading to the eastern portion of the City, the parking lot would not be acceptable if motorists were required to back out of the parking area into traffic lanes on Persia Avenue.

George Choppelas, representing the president of the Doggie Diner, stated that the restaurant at Mission and First Streets had opened only four months ago; however, traffic problems had already developed. Therefore, his clients intended to purchase the subject property for approximately \$35,000, to remove the existing buildings at an estimated cost of \$3,000, and to install the parking lot which was being requested. He stated that he had been advised of Chief Cahill's letter; and he acknowledged that the original plan for the parking lot which had been submitted to the Department of City Planning did require the automobiles to back out of the parking spaces into Persia Avenue. In accordance with a suggestion which he had made, however, his clients had revised their plans to reflect angle parking for approximately nine automobiles; and, as a result, the automobiles would no longer have to back out into Persia Avenue. The plan change had been discussed with someone in the office of I. Thomas Zaragoza, Director of Traffic for the Police Department, and had been regarded as satisfactory. However, the plan changes had not yet been discussed with the staff of the Department of City Planning.

Antonio Canevari, 402 London Street, submitted a petition which had been signed by owners of property within a 300-foot radius of the subject site in opposition to the application. He stated that the neighborhood had experienced litter problems since the opening of the Doggie Diner; and, if the proposed parking lot were to be installed, he believed that noise problems would develop, also. Obviously, the parking lot would have to be well illuminated; and, if that were the case, adjacent property owners might be disturbed during their normal sleeping hours. In conclusion, Mr. Canevari remarked that numerous accidents have occurred at the intersection of London Street and Persia Avenue; and, for that reason in particular, he did not feel that the proposed parking lot would be desirable.

Lewis Lindsay indicated that he was opposed to the tearing down of occupied building for the purpose of accommodating automobiles.

J. Martinelli, 27 Persia Avenue, remarked that Persia Avenue is a very short street with very few parking spaces; and he noted that installation of the proposed parking lot would remove parking spaces at the curb and would render the sidewalk useless for pedestrians. He indicated that serious accidents occur in the area almost every week; and the Fire Department always has difficulty obtaining access through the area. He stated that most of the customers frequenting the Doggie Diner are juveniles who have no respect for the rights of other people. As a result, a serious litter problem has

developed which, if continued until next summer, may attract flies. Finally, he informed the Commission that the Doggie Diner is open on a 24-hour basis which is extremely oppressive to people living in the neighborhood. For these reasons, he felt that the parking lot should not be approved.

Mr. Choppelas asked that the matter be taken under advisement for one week so that he would have an opportunity to prepare revised plans of the parking lot for review by the Commission. He indicated that he would also use the week's delay to talk with residents of the neighborhood to see if some of their objections could be overcome.

Commissioner Kearney indicated that he did not regard the physical arrangement of the parking spaces to be the key issue. In view of the testimony which had been placed before the Commission, he felt that the subject property should not be used for parking.

Mr. Steele recommended that the subject application be disapproved. He noted that Persia Avenue is a narrow street which carries a heavy traffic load; and the traffic which would be generated by the proposed parking lot would add considerably to congestion on the street. He also noted that perpendicular parking, as shown on the plans which had been submitted to the Department of City Planning, would entail a continuous curb cut for approximately one hundred feet which would further increase traffic congestion in the area. Most importantly, use of the subject property as a parking lot would appear to be an undesirable extension of the Mission Street commercial district into the primarily residential Excelsior district.

Mr. Choppelas stated that it was his impression that the opposition of the Police Department would be withdrawn if the plans were to be modified; however, without having revised plans at hand, it was somewhat difficult to describe the modifications which were being proposed.

Mr. Steele acknowledged that it would probably be possible to redesign the parking lot; however, the use itself did not seem to be a desirable one for the subject lot since it would have the effect of extending the Mission Street commercial district into a residential neighborhood. In any case, the staff of the Department of City Planning had recommended to the applicant modifications similar to those which had been mentioned by Mr. Choppelas; and the applicant had indicated that he did not consider such modifications to be acceptable.

Commissioner Brinton felt that no purpose would be served by the one-week delay which had been requested by Mr. Choppelas since both residents of the neighborhood and the staff of the Department of City Planning were of the opinion that use of the subject property for parking would be undesirable. Under the circumstances, he moved that the application be disapproved. That motion was seconded by Commissioner Porter. When the question was called,

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the Commission voted unanimously to adopt Resolution No. 6452 and to disapprove the subject application.

CU69.62 Bush Street, southwest corner of Trinity Street.

Request for a 400-stall parking garage in a C-3-0 District in conjunction with a new thirteen-floor office building.

The Secretary read a letter which had been received from Richard Saveri, attorney for the applicant, requesting that hearing of the subject application be postponed so that additional information which had been requested by the staff of the Department of City Planning could be provided.

After discussion it was moved by Commissioner Brinton, seconded by Commissioner Newman, and carried unanimously that hearing of the subject application be postponed until the meeting of January 8, 1970.

Z469.25 Palmetto Avenue, north line between 50.41 feet and 176.43 feet west of St. Charles Avenue.
R-1 to an R-2 District.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property which is presently occupied by a one-family dwelling, a detached garage and a shed. He stated that the applicants had requested reclassification of the property from R-1 to R-2 in order to construct seven two-family dwellings. Each dwelling would contain a ground floor, two-car garage and rumpusroom with two flats above. Each of the units would contain two bedrooms and two baths.

Zvonko Privanic, one of the applicants, regarded the subject property as being ideally located for two-family dwellings in view of the proximity of the Payless Store. He also claimed that it would not be economically feasible to develop the property under the R-1 provisions of the City Planning Code; and, if the property were reclassified to R-2, the value of other properties in the area would increase, also.

Eugene Dembler, 227 Chester Avenue, stated that he would prefer to have the subject property remain in the R-1 zoning district. If seven new buildings with fourteen garages were to be constructed on the subject property, at least thirty new automobiles would be brought to the area. Already, seven or eight illegal apartments have been installed in the subject block; and one of the existing houses which has only one parking space has five automobiles. He noted that Palmetto Avenue is a one-way street; and, since it is used by buses, it is already somewhat hazardous. Mr. Dembler agreed that reclassification of the property from R-1 to R-2 would

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increase property values; however, he felt that consideration should also be given to the parking problems which presently exist in the subject neighborhood.

Lewis Lindsay indicated that he did not oppose the construction of new residential buildings on the subject property; however, he felt that the new buildings should not contain any accommodations for automobiles.

Mr. Steele recommended that the subject application be disapproved. He noted that the subject lots constitute the last parcels of undeveloped property in a primarily single-family area; and construction of two-family dwellings on the property would be out of character with the existing development in the neighborhood. There seemed to be no difference between the subject lots and other lots in the neighborhood which are presently zoned R-1; and no public need had been demonstrated for increasing the density of the area. In conclusion, Mr. Steele noted that approval of the reclassification request in the present instance would constitute "spot zoning".

Mr. Privanic thought that the subject lots, being located near to a bus zone and to the Payless Store, would be very desirable for two-family development. Furthermore, since Palmetto Avenue is a short street, he did not feel that the two-family dwellings which were being proposed would be harmful to anyone.

Commissioner Brinton suggested that the draft resolution of disapproval should contain a clause noting that no showing had been made that two-family dwellings could be constructed on the subject lots without detriment to the surrounding area.

After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Miller, and carried unanimously that Resolution No. 6453 be adopted and that the subject application be disapproved.

At 3:45 p.m. Vice President Kearney announced a fifteen-minute recess. The Commission reconvened at 4:00 p.m. and proceeded with hearing of the remainder of the agenda.

CU69.23 Site of proposed Transamerica Building on westerly portion of block bounded by Washington, Montgomery, Clay, and Sansome Streets. Request for modification of the parking garage approved by the Commission on August 7, 1969.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He stated that the present proposal to construct an automobile parking garage as part of the applicant's proposed headquarters office building was similar in nature to the proposal which had been approved by the Commission on August 7, 1969.

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During the interim, however, the site had been enlarged by inclusion of a portion of Lot 8 and an additional 21.67 feet of Merchant Street. A second change in the site had been made by the decision of the Department of Public Works to seek a uniform widening of Clay Street by 17.78 feet along the site rather than the tapered widening which had been considered before. A total of 251 parking spaces would be provided in the proposed garage, 177 being independently accessible and 74 being blocked. Approximately 100 fewer parking stalls would be provided than had been proposed in the earlier plans. In conclusion, Mr. Steele stated that the Division of Traffic Engineering had advised the staff of the Department of City Planning that the present plans would provide a workable arrangement for the garage.

The representatives of the Transamerica Corporation indicated that they would defer their comments until the staff recommendation had been presented.

Lewis Lindsay felt that the Transamerica Building should have been located nearer to Market Street so that it could have taken advantage of the BART system instead of having to construct such a large parking garage for the accommodation of automobiles. He also surmised that the Transamerica Corporation hoped to obtain approval for its plans before January 1 so that the new building would be exempt from certain taxes which will go into effect on that date; however, since the citizens of San Francisco are in need of additional tax revenue, he felt that action on the subject application should be deferred until January.

Mr. Steele recommended that the subject application be approved. He stated that the site is located in the Portsmouth Corridor, an area which the staff of the Department of City Planning had designated as appropriate for parking garages. In addition, the plans which had been filed with the Department of City Planning indicated that the garage had been designed so that the movement and parking of vehicles would be feasible.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried 5 - 1 that Resolution No. 6454 be adopted and that the subject application be approved. Commissioners Finn, Kearney, Miller, Newman, and Porter voted "Aye"; Commissioner Brinton voted "No".

CU69.54 Harkness Hospital, 1400 Fell Street, north line, between Lyon and Baker Streets.
Request for expansion and modernization of present facilities and construction of a one-story addition to existing structures in the inner courtyard; in an R-4 District.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He stated

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that the applicants proposed to modernize and standardize the 450 nonconforming beds for which the hospital is presently licensed. A one-story, above-ground structure would be built in the existing inner courtyard connecting the existing Nurses Annex with the nursing wings in the main building. Twenty-four off-street parking spaces would be removed by the construction in the inner courtyard; however, upon completion of the renovation project, a three-story parking structure with 151 spaces would be constructed on the site presently occupied by the powerhouse and parking lot. In conclusion, Mr. Steele stated that no precise time schedule had been set for the proposed improvements.

Elmer Botsai, architect for the applicants, described a site plan which he had prepared to show the changes which were being proposed. He also explained the need for constructing additional space to house radiology, surgery, and other facilities which cannot be accommodated in the present hospital buildings.

Commissioner Newman asked if the character of the architecture of the existing building would be changed. Mr. Botsai replied in the negative.

No one was present to speak in opposition to the application.

Mr. Steele felt that the proposal presently before the Commission would be consistent with the R-4 zoning of the site; and he felt that it would be desirable to improve the Harkness Hospital medical facility to an acceptable minimum standard. He noted that the hospital had indicated that no further future expansion was being contemplated; however, in view of the likelihood that future additions to the hospital would be necessary, he felt that it would be wise for the hospital to prepare a master plan for future development over a considerable period of time. He believed that the parking spaces presently being proposed by the hospital would be sufficient to serve the needs of the expanded facility; however, should the hospital be expanded further in the future, additional parking spaces might be required.

Mr. Steele submitted a draft resolution of approval for application CU69.54 with six conditions as follows:

"1. Physical improvements shall be for a hospital containing no more than 450 beds as shown in "A Proposal for the Renovation of Southern Pacific Memorial Hospital" and as revised in plans (dated September 25, 1969) submitted to the Department of City Planning and all marked "Exhibit A".

"2. The above described construction shall be in two principal phases:

- a. construction of a basement and one-story ancillary services structure in the hospital's inner courtyard, construction of a 151-car parking garage, and moving of ancillary services into the new structure.
- b. modernization of the remaining 360 nonconforming beds in the existing and expanded hospital building.

"3. The parking garage shall accommodate at least 151 automobiles and be completed prior to modernization of the remaining 360 nonconforming beds and concurrently with occupation of the proposed construction in the inner courtyard. An incremental increase in off-street parking to a maximum of one off-street parking space for each two beds, i.e., 225 spaces for the present 450 beds, may be required by the City Planning Commission within three years after modernization of the 360 nonconforming beds if the proposed garage does not meet demonstrated parking need for medical and nonmedical staff and patients.

"4. Detailed plans for all construction and landscaping be submitted to the Department of City Planning for approval prior to application for any building permits in connection with the construction outlined under condition Two above.

"5. The above described detailed plans shall be accompanied by a sketch plan showing reasonable alternative locations on the current Markness Hospital block for a doctor's office building, additional parking facilities, additional ancillary facilities, and replacement nursing facilities should such become necessary at a future date.

"6. Failure to commence the construction and renovations authorized by this Resolution within two years of the effective date of this Resolution, unless specific authorization for a later commencement date is given by the City Planning Commission no later than three months prior to the termination of said two-year period, shall be considered abandonment of this Conditional Use, and operation after such abandonment shall be permitted only if authorized through the same procedures as a new Conditional Use."

Mr. Botsai advised the Commission that he did not have the authority to accept all of the conditions which were contained in the draft

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resolution. He was particularly concerned about Condition No. 3. He stated that the garage could not be completed prior to occupancy of the new building, however he did feel that the proposed parking garage could be completed prior to modernization of the remaining 360 nonconforming beds. With regard to the second part of Condition No. 3, specifying that 225 parking spaces might be required by the City Planning Commission within three years after modernization of the 360 nonconforming beds if the proposed garage does not meet the demonstrated parking needs of the medical facility, he stated that such a large number of spaces could not be provided in the garage unless the garage were to be designed to rise to a height of five or six stories; and he felt that such a requirement would be impossible to fulfill.

Commissioner Porter asked if Mr. Botsai had discussed that problem with the staff of the Department of City Planning. Mr. Botsai replied in the negative and indicated that he had been unaware of that condition until the last three or four days before the hearing.

Commissioner Newman asked if it would be helpful to Mr. Botsai if the Commission deferred decision on the subject application for thirty days. Mr. Botsai replied in the affirmative.

Commissioner Porter asked if the parking being proposed for Harkness Hospital would be in accordance with the parking being provided by other hospitals. Mr. Steele replied that the parking being proposed would meet the requirements of the City Planning Code at the present time. However, the staff of the Department of City Planning is currently conducting a study to determine more accurately the parking requirements of hospitals; and, as a result of that study, it was possible that the 225 additional parking spaces mentioned in the draft resolution might be required by the City Planning Commission after a three-year period.

Commissioner Porter asked how it would be possible for the hospital to provide the additional 225 parking spaces if the building presently being proposed had already been constructed. Mr. Steele replied that the hospital would then have to acquire additional property.

Commissioner Porter thought that it was important that the Commission should be specific in its requests; and, for that reason, she agreed that action on the subject application should be deferred for thirty days.

After further discussion it was moved by Commissioner Newman, seconded by Commissioner Brinton, and carried unanimously that the subject application be taken under advisement until the meeting of January 8, 1970.

ZN69.23 Children's Hospital garage and 3822 - 3844
California Street, north line, west of
Cherry Street; and all of the south side
of Sacramento Street between Maple and

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Cherry Street.

Request for reclassification of R-3 properties to R-4 and of R-4 properties to R-4-C.

CU69.56 Children's Hospital garage; 3822 - 3844 California Street; and the block bounded by Sacramento, Cherry, California, and Maple Streets.
Request for a planned unit development for hospital expansion.

R. Spencer Steele, Assistant Director-Implementation, referred to land use and zoning maps to describe the subject property. He then advised the Commission that the subject rezoning and conditional use applications had been filed to permit a planned unit development for the expansion of Children's Hospital according to the following priorities:

- "1. Medical Office Building - Besides offices and suites for medical and related professional uses, the building would include retail sales space for the Fantasia Bakery at ground level and accessory parking below grade. Approximately 60 of the off-street parking spaces required for the offices would be provided in the existing hospital garage, which contains approximately 60 more spaces than the 182 spaces required in Planning Commission conditional use authorizations of prior hospital expansion under Resolutions 5686, 5687, 6070 and 6348. The remaining off-street parking spaces to meet Code requirements would be provided in below-grade garage under the proposed office building. The proposed office building would be built in two increments: the first 50,000 square feet net office space plus all building core areas and garage space to be constructed immediately, and the second, an additional 50,000 square feet net office space, to be constructed within 5 years. A below ground connection between the hospital main building and the office building is proposed.
2. Ancillary Service Wing - This wing would expand existing Medical, Surgical and Laboratory facilities, primarily to serve existing hospital beds and secondarily to serve the proposed office building. The hospital proposes to complete this

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wing concurrently with the proposed medical office building.

3. Nursing Wing - This wing would provide space for replacement beds or additional bed service, depending upon future hospital needs. Expected need for this wing is projected for between 1985 and 1990.

Also proposed as part of the modernization and expansion program is the relocation of the hospital service entrance from Cherry Street to Maple Street and the redesign of the hospital emergency entrance on Cherry Street."

Gerald Moller, Assistant Administrator of Children's Hospital, introduced the individuals who were present to represent the hospital.

Mrs. Schilling, a member of the Board of Directors of Children's Hospital, stated that the members of the Board had prepared plans for the expansion of Children's Hospital working closely with the City Planning Commission, residents of the neighborhood, and with the firm of Hertzka and Knowles, who had been hired to prepare a master plan for future expansion of the hospital. The master plan which had been prepared indicated the anticipated needs of the hospital for the foreseeable future; however, it contemplated no increase in the present number of beds. She believed that approval of the master plan by the City Planning Commission would enable Children's Hospital to continue to provide the community with the best possible medical care.

Dr. Ralph Wallerstein, Chief of Staff for Children's Hospital, remarked that both the ancillary facilities and the medical office building which were being proposed reflected the current trend towards increasing the medical services offered to the public. The ancillary service wing would expand existing medical, surgical and laboratory facilities. Also the hospital could acquire equipment which individual doctors would not be able to afford for their own offices, making additional floor space necessary. The medical office building would make it possible for doctors to be near to the hospital at all times; and this proximity to the hospital would enable them to monitor their patients more closely. Furthermore, as hospitals become more involved in the field of education, the medical office building would make it possible for students to become more familiar with the treatment of ambulatory patients.

Mr. Moller noted that the City Planning Commission had approved a master plan for expansion of Children's Hospital in 1963; and, through implementation of that plan, the oldest wing of the hospital is presently being modernized so that all of the beds at Children's Hospital will meet current standards. During the interim, however, the immediate need for a medical office building and for ancillary facilities had been recognized; and Hertzka

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and Knowles had been retained to develop a master plan for further expansion of the hospital. As a result of their study, Hertzka and Knowles had concluded that the present site of Children's Hospital could accommodate only the ancillary services wing and that an additional site would have to be acquired for the new medical office building. After the Board of Directors of the hospital had approved the master plan, the hospital had initiated meetings with residents of the neighborhood and with the staff of the Department of City Planning to discuss details of the plan; and, as a result of those meetings, the proposed project had been scaled down to some considerable extent. Concluding his presentation, Mr. Moller described sketch plans which had been prepared for the medical office building and the ancillary services wing and further elaborated upon the hospital's need for these new buildings.

Commissioner Porter asked how many beds are available at Children's Hospital at the present time. Mr. Moller replied that the hospital has 362 beds. After Commissioner Porter had asked if any additional beds were being contemplated, Mr. Moller replied that no additional beds were being proposed for the foreseeable future.

Mr. Knowles, representing the firm of Hertzka and Knowles, advised the Commission that the ancillary services wing would rise 65 feet above Sacramento Street and that the medical office building would rise to a height of 75 feet or approximately 15 feet above the existing garage; and he mentioned that the R-4 zoning of the site would allow the construction of apartment houses which could be larger in size than the buildings which were being proposed. Concluding his remarks, he described a model which had been prepared to show the relationship between the existing and the proposed buildings in the hospital complex.

Commissioner Porter asked how many parking spaces would be provided beneath the new medical office building. Mr. Knowles replied that the garage would accommodate 240 cars.

Commissioner Newman asked how many doctors would be housed in the proposed medical office building. Mr. Moller replied that the building would house between sixty and seventy doctors.

Robert Lilienthal, representing the Pacific Heights Association of Neighbors, stated that his organization neither supported nor opposed the applications being considered by the Commission; however, he hoped that no action would be taken by the Commission which would have the effect of shifting the burden of the hospital's traffic and parking problems from California to Sacramento Street. Mr. Lilienthal also indicated that members of his association would be concerned about any high buildings constructed by Children's Hospital which would have the effect of obscuring views from properties higher on the hill; and, for that reason, they were concerned about the proposal to change the zoning of the southeast corner of Sacramento and Cherry Streets from R-3 to R-4. In conclusion, he remarked that he had

heard that a request might be made by the hospital for the closing of Cherry Street; and he advised the Commission that members of his association would be opposed to such an application.

Franklyn Lyons, 27 Jordan Avenue, asked for a show of hands of people in the audience who live in Jordan Park. Subsequently, he advised the Commission that he believed that the comments which he would make would represent the opinion of the majority of the people present in the audience and that they would meet with the approval of the hospital. He stated that he did not object to the rezoning requested for the block bounded by Cherry, Sacramento, Maple, and California Streets since the Commission had previously agreed that that entire block should become part of the hospital complex; however, he and other residents of the neighborhood objected to the request for reclassification of property along California Street west of Cherry Street from R-4 to R-4-C. If that request for reclassification were to be approved, he believed that the growth of the hospital towards Arguello Boulevard would be complicated; and, by establishing a precedent, the reclassification might also set the stage for reclassification of the south side of California Street for commercial use to the detriment of the adjacent R-1-D neighborhood. He advised the Commission that residents of the neighborhood, representatives of the hospital, and the owner of the Fantasia Bakery, the person primarily interested in obtaining R-4-C zoning for the property which he presently owns, intended to meet together to discuss the situation; and, for that reason, he hoped that the Commission would defer action on the portion of Application ZM69.23 involving reclassification of properties from R-4 to R-4-C until January 8 or a later date. He urged, however, that the Commission proceed to approve Application CU69.56 and the remaining portion of Application No. ZM69.23 during the course of the present meeting.

John Skov, 3949 Sacramento Street, submitted a petition which he had circulated and which had been signed by 71 individuals, 52 of whom live in his block. The petition stated that the undersigned were opposed to the hospital's proposal to change the residential character of the block bounded by Arguello, Sacramento, Cherry, and California Streets. They were concerned about the traffic and parking congestion on the block; and they did not favor the change of zone which would allow additional commercial uses to be established in that block. Mr. Skov stated that he was appreciative of the hospital's need to expand; but he was also concerned about the housing needs and the social problems of the City. He questioned the desirability of constructing a six-story office building in the block south of his property; and he hoped that the Commission, in reviewing the subject applications, would consider both the needs of the hospital and the needs of residents of the neighborhood.

Commissioner Porter asked if Mr. Skov objected to the ancillary facilities building which was being proposed by the hospital. Mr. Skov replied in the negative, indicating that he objected only to the medical office building and other buildings which might be proposed for the block bounded by Arguello, Sacramento, Cherry, and California Streets.

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The Secretary read a letter which had been received from William L. Becker, Director of the Human Rights Commission of San Francisco, as follows:

"Two Items on the calendar of your Commission's meeting for Thursday, December 4th if approved would mean the loss of a number of housing units with no provision for their replacement in the housing stock of the City, and with no provision for relocation assistance to the people who now live in those units.

These items are ZM69.23 and CU69.56, regarding a request for a zoning reclassification and a request for a planned unit development for expansion of facilities connected with Children's Hospital.

We understand that 18 housing units are involved, which appear in good condition. We understand your problems in deciding between needed uses of land in the city. However, with the housing shortage as critical as it is, each chipping away of the supply without plans for replacement increases the shortage and makes the problem for people who have to move even more difficult.

We request that your Commission consider these aspects of the two items above if they are approved:

- 1) Relocation assistance by the applicant or by the Central Relocation Agency to the people living in the dwellings that will be removed.
- 2) A plan for replacement housing comparable in size and rentals to the dwellings involved."

Allan Mitchum, president of the Jordan Park Improvement Association, stated that a series of meetings had been held between residents of the neighborhood and representatives of Children's Hospital concerning the proposal for construction of a new medical office building; and, as a result, it had become obvious to most of the residents of the neighborhood that the new medical office building is needed. When it had become apparent that the site of the Fantasia Bakery was being considered for the new medical office building, however, he had addressed a letter to residents of the neighborhood asking for their reaction to the medical office building and to the desirability of barricading certain streets to protect the residential character of Jordan Park if the medical office building should be constructed. Of the responses which had been received, 20 had indicated approval of the building, and 38 had indicated disapproval of the building. With regard to the possible barricading of streets, 41 responses had been positive and only 15 had been negative. Later, a meeting had been held to discuss the proposal; and the 100 property

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owners who were present at that meeting had voted unanimously against the hospital's request for reclassification of the north side of California Street between Cherry Street and Arguello Boulevard from R-4 to R-4-C. Given these circumstances, he supported Mr. Lyon's request for a one-month continuance.

Commissioner Porter asked if she were correct in understanding that the Jordan Park Improvement Association was more concerned about the possibility that the zoning of the property to be occupied by the medical office building might be zoned R-4-C to accommodate the Fantasia Bakery than about specific features of the building such as height and bulk. Mr. Mitchum replied in the affirmative.

Mr. Steele regarded the master plan which had been presented for development of the hospital to be basically sound; and, since authorization of the expansion as a conditional use in a residential district would allow the Commission to protect residential properties on the north side of Sacramento Street, he was prepared to recommend that the request for reclassification of property in the block bounded by Cherry, Sacramento, Maple, and California Streets be approved and that the conditional use authorization be granted as requested. With regard to the R-4-C zoning requested for the north side of California Street, however, he remarked that a shopping district already exists two blocks east of the hospital site which should be sufficient to serve the needs of the area; and, since approval of the R-4-C zoning between Cherry Street and Arguello Boulevard would establish a precedent which might have an undesirable effect on the neighborhood, he recommended that that portion of the reclassification request should be disapproved.

Commissioner Miller asked if the Fantasia Bakery, which has nonconforming use status, could be relocated in the new medical office building without a change of zone. Mr. Steele replied in the negative indicating that nonconforming uses cannot be re-established in residential areas once they have been removed.

Mr. Lyon advised the Commission that it might be possible to cantilever the new medical office building over the existing bakery for a specific period of time.

Mr. Moller stated that the hospital would have no objection to postponement of the Commission's decision on the request for reclassification of the north side of California Street between Cherry Street and Arguello Boulevard from R-4 to R-4-C; however, he hoped that the Commission would proceed to act favorably on Application CU69.56 and on the remainder of Application ZM.69.23.

Commissioner Brinton asked if Children's Hospital had adopted any policies with regard to the questions raised in the letter from the Human Rights Commission. Mr. Moller replied in the negative, indicating that some of the residential buildings which would be replaced are already vacant.

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1. The Government of
 2. the State of New York
 3. do hereby certify that
 4. the within and foregoing
 5. is a true and correct
 6. copy of the original
 7. as the same appears
 8. in the files of the
 9. State of New York
 10. at Albany, New York
 11. this 1st day of
 12. January, 1901.

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A lady from the audience asked if the height of the proposed medical building would be reduced if permission were not granted for reconstruction of the Fantasia Bakery as part of the new building. Mr. Moller replied in the negative indicating that the space which the Fantasia Bakery would occupy would not amount to an entire floor of the building.

After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Newman, and carried unanimously that Resolution No. 6455 be adopted and that Application ZM69.23 be approved in part insofar as it pertained to reclassification of properties from R-3 to R-4. The remainder of the application, involving a request for reclassification of properties from R-4 to R-4-C, was taken under advisement until the meeting of January 8, 1970.

Subsequently Mr. Steele submitted a draft resolution which he had prepared for approval of Application CU69.56. After reading and commenting upon the six conditions which were contained in the draft resolution, he recommended that the resolution be adopted.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that Resolution No. 6456 be adopted and that Application CU69.56 be approved subject to the conditions contained in the draft resolution.

The meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Lynn E. Pio
Administrative Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, December 11, 1969.

The City Planning Commission met pursuant to notice on Thursday, December 11, 1969 at 2:15 p.m. in the meeting room at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, President; William M. Brinton, Thomas G. Miller, Walter S. Newman, Mrs. Charles B. Porter, and Walter W. Wight, members of the City Planning Commission.

ABSENT: James S. Kearney, Vice President.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; Samuel Jung, Planner IV; Peter Svirskey, Planning IV (Zoning); Ralph Mead, Planner IV (Zoning); Marie Carlberg, Planner III; Edward Michael, Planner III; and Lynn E. Pio, Secretary.

Scott Blakey represented the San Francisco Chronicle; George Dusheck represented television station KQED.

R69.53 Vacation of a portion of Hayward Street south-easterly of Harrison Street.

Samuel Jung, Planner IV, reported on this matter as follows:

"Hayward Street south of Harrison Street and east of Eighth Street originally provided access to properties which are now a part of the James Lick Freeway right-of-way. The remaining portion of street is 35 feet wide and 95 feet long and abuts a State-owned parking lot on the west and property owned by the Brayer Electric Company on the east. It is an easement street. The area is zoned M-1".

"If the street is vacated, the company would like to acquire the westerly half from the State Division of Highways in order to fence and use the area for controlled parking for its tenant and perhaps construct a loading dock. The State Division of Highways has written to the petitioner that it has no objection to the vacation and that should excess land develop through the vacation, it would probably be available for sale as long as access to the parking lot is provided for. The only gate to the State's parking lot opens on to Hayward Street. There is also a gate to the freeway landscaping at the south end of the street".

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REMARKS: The above mentioned vessel, under the command of the Captain, was observed on the 1st of January, 1900, at the mouth of the River, and was seen to be in the act of unloading cargo.

1. The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, Washington, D. C., on the subject of the land in question:

[illegible]

1. The first of these is the fact that the majority of the population of the United States is of European descent. This is a fact which has been recognized by the government and the people of the United States for many years. It is a fact which has been recognized by the government and the people of the United States for many years.

1. The first is the fact that the weather was very good. The temperature was in the 70s and the humidity was just what we needed. The water was clear and the fish were jumping out of the water. It was a perfect day for a picnic.

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Ted Brayer, the applicant, stated that Mr. Jung had satisfactorily covered most of the facts of the matter.

The Director recommended that the proposed street vacation be approved as in conformity with the Master Plan.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Brinton, and carried unanimously that the Director be authorized to report that the proposed vacation of Hayward Street, as shown on SUR-2769, is in conformity with the Master Plan.

R69.60 Vacation of a portion of Princeton Street
 between Silliman and Felton Streets and
 exchange of property; and,

R-118.69.8 Resubdivision of Assessor's Block 5936 and
 a portion of Block 5935.

Samuel Jung, Planner IV, reported on these matters as follows:

"The property under consideration consists of one and a half blocks of greenhouses in the McLaren Park-Portola area. It is bounded by Silliman, Amherst and Felton Streets and includes a portion of Princeton Street, now unimproved. The owner wishes to sell the property for a residential development of 50 single-family houses. The area is zoned R-1.

"The owner proposes to develop Princeton, a 60-foot wide fee street, as a cul-de-sac. At the end of the proposed cul-de-sac, in order to provide adequate space for the turnaround, the owner will dedicate a strip of property 5 feet in width and 75 feet in length along both sides of the street.

"At the south end of Princeton Street, the land drops off sharply down to Felton Street, and here it is proposed to vacate part of the street area, retaining a 20-foot wide portion as a landscaped stairway down the middle to Felton Street. A 20-foot wide, 100-foot long strip on either side of the landscaped stairway would be vacated for building purposes.

"In the block to the south Princeton Street has been developed as a cul-de-sac and it would be desirable to do so here. The stairway will provide pedestrian access and will be used by children bound for Hillcrest School.

"The owner should be required to install the stairway and landscape it as a condition of the vacation.

"The 50 lots in the proposed resubdivision meet the lot size requirements of the City Planning Code.

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"Several things can be done to produce an attractive development. Utilities should be undergrounded on the new Princeton Street cul-de-sac. Street trees should be installed by the developer, including groups of trees at the end of the cul-de-sac.

"An inspection of other newly developed streets in the area shows that most of the new houses have double garages and that many people leave their cars in the driveway. When there is little or no setback to the house, the car blocks the sidewalk and extends into the street. For this reason it is recommended that front setbacks be established. Then in order to reduce the effect of the wider expanse of concrete, it is recommended that the driveways be treated with an integral color, preferably a dark brown. The development should be carried out according to the detailed tentative subdivision map prepared by Theodore V. Tronoff, dated September 10, 1969, revised December 5, 1969."

The Director recommended that the vacation of a portion of Princeton Street be approved as in conformity with the Master Plan provided that the owner would construct and landscape a pedestrian stairway in the 20-foot wide strip reserved for that purpose or that he would post a bond sufficient to ensure future construction and landscaping of the stairway. He also suggested that the resubdivision should be approved subject to the following recommendations:

"1. The utilities on Princeton Street should be undergrounded.

"2. Front setbacks should be established as follows:

12 feet from the front property line on Princeton Street, except for the three end lots on either side of the turnaround where the setback should be 15 feet from the proposed turnaround.

15 feet from the front property line on Silliman, Amherst and Felton Streets.

"3. The driveways should be treated with an integral color, preferably a dark brown.

"4. Street trees should be installed by the developer when the houses are constructed, and lawn or other planting in the designated planting areas."

Commissioner Miller felt that the design features recommended by the staff were essential; however, he wondered if any guarantee could be given that the recommendations of the staff would actually be followed.

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The Director stated that he had prepared two draft resolutions for consideration by the Commission. The first draft resolution would announce the Commission's intent to initiate the establishment of setback lines on Silliman, Amherst, Felton and Princeton Streets. The second draft resolution would establish a policy for the Commission of reviewing under its discretionary authority all permit applications for dwellings in the proposed resubdivision to assure that the other recommendations of the staff would be carried out.

Commissioner Porter asked if the developer regarded the recommendations of the staff to be acceptable. Gerald Tenari, one of the developers, stated that he fully intended to install underground utilities in the subdivision regardless of cost. He indicated that he had no objection to the other recommendations of the staff except insofar as it might be difficult to install street trees around the perimeter of the subdivision. He believed, however, that such details could be worked out with the staff of the Department of City Planning.

At this point in the proceedings, Commissioner Miller temporarily absented himself from the meeting room.

After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Newman, and carried unanimously that the Director be authorized to report that the proposed vacation of a portion of Princeton Street between Silliman and Felton Streets and exchange of property as shown on Bureau of Engineering Drawing SUR-2969 Change 1 is in conformity with the Master Plan, provided that the owner constructs and landscapes a pedestrian stairway in the 20-foot wide strip reserved for that purpose or posts a bond sufficient to ensure future construction and landscaping of the stairway. The Commission also indicated that landscaping plans should be approved by the Department of City Planning.

Subsequently, it was moved by Commissioner Brinton, seconded by Commissioner Newman, and carried unanimously that the Director be authorized to report that the proposed resubdivision of Block 5936 and a portion of Block 5935 as shown on the map by Theodore V. Tronoff, dated September 10, 1969, and revised December 5, 1969, is approved subject to the four recommendations previously cited by the Director.

At this point in the proceedings, Commissioner Miller returned to the meeting room and resumed his seat at the Commission table.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that Resolution No. 6457 be adopted declaring the Commission's intention to initiate the establishment of setback lines for properties in Assessor's Blocks 5935 and 5936 as shown on the tentative map by Theodore V. Tronoff, dated September 10, 1969, revised December 5, 1969. The Resolution further instructed the Zoning Administrator to set a time and date for a public hearing on that proposal.

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Subsequently, it was moved by Commissioner Porter, seconded by Commissioner Brinton, and carried unanimously that Resolution No. 6458 be adopted recommending that the utilities on Princeton Street should be undergrounded by the developer of the resubdivision, that street trees and lawn areas should be installed by the developer as indicated on the tentative map prepared by Theodore V. Tronoff, dated September 10, 1969, and revised December 5, 1969, and that driveways to the dwellings should be treated with an integral color, preferably a dark brown, by the developer. The Resolution also announced the Commission's establishment of a policy of reviewing under its discretionary authority all permit applications for dwellings in the proposed resubdivision to assure that the above-cited recommendations would be carried out.

R69.67 Proposal for Advertising on Parking Meters.

Peter Svirsky, Planner IV (Zoning), reported on this matter as follows:

"The proposal by Robert's Outdoor Advertising requests the exclusive right to place two advertisements, measuring 3 by 3 inches, on the supporting post of each parking meter in San Francisco. The advertisements would be maintained by the company for the term of the contract. Some such advertisements used elsewhere have been affixed to a separate metal plate attached to the meter post, but these would be placed directly on the post in the same manner as a bumper sticker.

"Payment to the City would be \$2.00 per year for each of the meters in San Francisco, a payment that would be made whether or not all the meters were used. There are 13,750 meters in the City, so that the City's annual revenue would be \$27,500. When this matter was before the Board of Supervisors' Fire, Safety and Police Committee earlier this year, the advertising company's representative indicated that the company would charge its clients \$6.00 per meter per year.

"Testimony at the Supervisors' hearing brought out the fact that advertising of this kind is not being used now in any California community on a regular basis. It has been installed in Inyo, California, on a trial basis, and has been installed permanently in some smaller cities in other states.

"A proposal similar to the present one was made several years ago in San Francisco, intended to cover 500 meters in the downtown area, but that proposal was filed in committee in 1964 after strong community opposition.

"It would seem that the only argument in favor of the present proposal is the small amount of annual revenue it would afford to the City. Arguments that have been advanced against the proposal are as follows:

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- "1. The advertisements proposed would be unsightly and would adversely affect the appearance of street areas throughout San Francisco. They would therefore work at cross purposes with extensive public and private efforts and expenditures that have been made to improve the appearance of these same street areas.
- "2. The Department of Public Works, which is responsible for the maintenance and operation of the streets, has shown strong opposition to the proposal as an unwarranted intrusion upon public facilities and as a confusing appendage that will interfere with the use of parking meters by motorists.
- "3. Revenue of \$27,500 per year to the City would in no event make the proposal worth while to the public. Such an amount is almost meaningless in terms of the City's total fiscal situation, and the City's cost of considering this proposal and administering a contract could easily approach or even exceed the projected revenue.
- "4. The proposed method of affixing the advertising to the meter posts would seem to commit the City to the advertising on a perpetual rather than an annual basis, since messages of of the bumper sticker variety can be removed only with great difficulty.
- "5. It must be recognized that the City Planning Code prohibits general advertising signs in certain parts of the City: Residential Districts, C-1 (Neighborhood Shopping) Districts, Public Use Districts, along Scenic Streets and in the Civic Center and Candlestick Park Special Sign Districts. Many of these areas now have parking meters."

The Director recommended that the proposal for advertising on parking meters be disapproved as in conflict with the Master Plan.

President Fleishhacker asked if a representative of the applicant were present. Mr. Svirsky replied in the negative and indicated that the firm's representative had been called to another all-day meeting.

Edward Lawson, representing the Chamber of Commerce, stated that the Downtown Planning Committee of his organization had taken a stand in opposition to the proposal because the revenue to be derived from the signs by the City would be negligible, because the parking meter posts already carry a great deal of information, and because the signs which were being proposed would have no "class" at all and would not be appropriate for San Francisco.

Jean Kortum, representing the California Roadside Council, stated that her organization wished to be on record in opposition to the proposal for placement of advertising signs on parking meters for essentially the same reasons which had been stated by Mr. Svirsky and Mr. Lawson.

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California.

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Lloyd Pfluger, representing the Downtown Association, stated that he had already appeared before the Board of Supervisors to oppose the applicant's proposal for the reasons which had already been stated.

John Jacobs, Executive Director of the San Francisco Planning and Urban Renewal Association, stated that his organization also wished to be on record against the applicant's proposal.

Mrs. Toby Bloxam, representing San Francisco Beautiful, indicated the opposition of her organization to the proposal also.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the Director be authorized to report that the proposal for advertising on parking meters is in conflict with the Master Plan.

CONSIDERATION OF CERTIFICATE OF MERIT FOR NO. 1 JACKSON PLACE

The Director advised the Commission that the Landmarks Preservation Advisory Board had recommended that a Certificate of Merit be awarded to 1 Jackson Place. He stated that the subject building was constructed in 1907 as a warehouse and was long used by the Zellerbach Paper Company. After economic conditions made it unfeasible as a warehouse, it was remodeled into a commercial complex of modern shops, offices, a restaurant, a bank, and an art gallery. He felt that the conversion had constituted an outstanding example of the restoration of obsolete buildings to viable, modern, economic uses while retaining the original brick structure. Remodeling had also rendered the building an active and important element in the Jackson Square area, once the center of the City's commerce. After distributing photographs of the building for review by members of the Commission, he recommended that the Commission vote to concur with the Landmarks Board in recognizing 1 Jackson Place as a structure worthy of a Certificate of Merit under the City Planning Code.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that Resolution No. 6459 be adopted and that 1 Jackson Place be recognized by the Commission as a structure of merit.

At 2:50 p.m. President Fleishhacker announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 3:00 p.m. for hearing of the remainder of the agenda.

PUBLIC HEARING ON HEIGHT LIMITS PROPOSAL FOR FERRY BUILDING AREA

Allan B. Jacobs, Director of Planning, discussed various points which had been considered by the staff of the Department of City Planning in formulating height limitations for the area in the vicinity of the Ferry Building. He indicated that the staff had been concerned with the Ferry Building itself and with the Bay Bridge as visual forms and as focal points and with other existing or proposed developments in the area such as the Embarcadero Freeway, the

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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific information required.

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being investigated. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being investigated.

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1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. It is a very important document, and it is one of the most important documents in the history of the United States.

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1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the study. The next step is to collect data. This is done by the investigator who is responsible for the study. The next step is to analyze the data. This is done by the investigator who is responsible for the study. The next step is to interpret the results. This is done by the investigator who is responsible for the study. The next step is to draw conclusions. This is done by the investigator who is responsible for the study. The next step is to report the findings. This is done by the investigator who is responsible for the study. The next step is to discuss the implications. This is done by the investigator who is responsible for the study. The next step is to recommend further research. This is done by the investigator who is responsible for the study. The next step is to conclude the study. This is done by the investigator who is responsible for the study.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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Golden Gateway, the Embarcadero center, and the Embarcadero plaza. The staff had also taken into consideration the view potential from various hills on the north side of Market Street and the established policy of the City to reinforce the form of the hills through construction of new buildings. Finally, the staff had taken economic considerations into account. Through analysis of these factors, which are discussed in greater detail in a memorandum dated November 13, 1969, which is available in the files of the Department of City Planning, the staff had reached a determination that the area presently under consideration should be subject to basic height limits of 65 feet and 84 feet with exceptions of up to 125 feet or 175 feet being permitted via the conditional use procedure which would be required for all new uses in the area. In the area which would be subject to a 65-foot height limit, no exceptions would be permitted. However, exceptions of up to 125 feet would be permitted within the 84-foot height limit district immediately north of the Ferry Building if the area in which structures would exceed 84 feet would not cover more than fifteen percent of the project area; and exceptions of up to 175 feet would be permitted in the 84-foot height limit district south of Howard Street if the area in which structures would exceed 84 feet would not cover more than ten percent of the project area.

John Jacobs, Executive Director of the San Francisco Planning and Urban Renewal Association, advised the Commission that SPUR had set three objectives for the future use of the Northern Waterfront area when it had become clear that technological changes in the maritime industry would render shipping facilities in the Northern Waterfront obsolete. Those objectives were as follows:

- "1. Any development along the Northern Waterfront should respect the natural distinctive urban form of San Francisco. Buildings should begin low at the water's edge, increasing in height as they were stepped back from the water. This kind of development is intended to complement the natural land form of Telegraph Hill, as well as the man-made hill form of the central district skyscrapers. The City should not permit itself to again be visually separated from the water by a ragged fence of high-rise buildings.
- "2. The entire Port property is owned by the public, and the 'public' of San Francisco - its citizens - should be offered free access to the sweeping vistas of the Bay. Major open spaces - public parks and esplanades at least equivalent in scale to Aquatic Park - should be planned and developed along the seawall. A substantial percentage of the area should be reserved for exclusive public use and should not be made available for private development.
- "3. Even in those areas which are developed for private benefit, the primary right of the public to this public resource should be recognized. Continuous public access to the water should be designed into such developments. Public access to and enjoyment of the Bay and its sweeping vistas should be increased rather than diminished by private construction."

After reviewing his organization's assessment of the requirements of the public, the Port, and private developers, Mr. Jacobs recommended that the Planning Commission consider the removal of all height limits on an adequate percentage of the site between the Ferry Building and the Bay Bridge, permitting a planned-unit type of development, but only if the San Francisco Port Commission and the Board of Supervisors would provide guarantees that the remainder of the Northern Waterfront would be more adequately protected from "future politically exigent attempts to bolster the tax base at any cost to the environment." Under the circumstances, he believed that the Commission should not act on his proposal until the Port Commission has approved a binding resolution which would commit it to:

- "A. Comply in all future cases with present zoning and, in particular, with the 40-foot height limitation in the area north of Broadway (including, if possible, a dedication of open space air rights to BCDC).
- "B. Commit a minimum of fifty percent of the Port area between Broadway and Taylor Streets to public park and open space (through a dedication of an open space or scenic easement to BCDC if possible).
- "C. Construct a landscaped pedestrian esplanade generally outboard of the Embarcadero the entire length of the waterfront from the Ferry Building to Fisherman's Wharf. This walkway should be designed to minimize disruption of pedestrian traffic by vehicle crossings."

Mr. Jacobs stated that representatives of SPUR had met with the President of the Port Commission and had received assurances from him that all three points set forth above would not only be possible but desirable; and SPUR had proceeded to draft a resolution for the Port Authority's consideration which would cover those points. After adoption of the resolution by the Port Commission, he felt that the Commission should give thorough consideration to SPUR's proposal to allow a major high-rise building of 500 feet to be constructed on Port property south of the extension of Howard Street. Such a building would retain open space and would guarantee added public access to the water's edge; and the building should be able to be designed to minimize the disruption of views both toward the City from the bridge as well as toward the Bay from the City. Mr. Jacobs felt that provision of a passenger terminal on the site south of the extension of Howard Street would meet the BCDC's criteria for water-oriented development and use of the waterfront; and, more significantly, he felt that such a development would tend to add to the attraction of the Yerba Buena Center in encouraging the high-rise development of the South of Market area. In conclusion, he asked that the Commission consider the changes which he had proposed but only in light of reciprocal action to be forthcoming from the Port Commission and subsequent binding exchanges of scenic or floating easements between the City and a State entity as authorized by the Board of Supervisors.

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Edward Lawson, representing the Waterfront Committee of the Chamber of Commerce, stated that his organization, which had always expressed opposition to rigid controls, favored the more flexible height proposals which were being proposed by the staff of the Department of City Planning for the waterfront area, particularly insofar as the proposals pertained to properties north of the Ferry Building. However, his organization believed that office buildings should be encouraged south of Market Street; and, therefore, he felt that the area south of the Ferry Building should be subject to a planned-unit development type of approach rather than the specific height limits which were being recommended by the staff of the Department of City Planning. In conclusion, Mr. Lawson stated that the Chamber of Commerce was willing to endorse the staff's recommendations for height limits north of the Ferry Building but urged that the greatest amount of flexibility possible in terms of design and height be allowed for buildings proposed for the area south of the Ferry Building.

John Merrill represented the firm of Skidmore, Owings and Merrill, architectural consultants for the U. S. Steel Realty Company. He stated that a letter had been written to the Port Commission on December 5, 1969, expressing his client's interest in the waterfront property lying between the Ferry Building and the Bay Bridge subject to appropriate conditions. His client had been concerned that the proposed development should be economically sound and that it should enhance the environment; and, with those considerations in mind, his firm had prepared a design concept for the proposed project. As presently conceived, the project would involve a platform covering approximately one-third of the existing pier area; and 3 million square feet of floor area would be built on the platform. Open water and plazas would be provided around the building which would provide a more interesting view from adjacent hills and buildings than would the rooftops of a lower development with greater coverage. Mr. Merrill displayed a model which had been constructed of the Ferry Building area as it will appear approximately three years in the future, noting some of the new buildings which will have been constructed in the area by that time and pointing out the relationship which those buildings would have to the building being proposed by his clients. While the building being proposed would block the south tower of the Bay Bridge from some vantage points, he believed that many benefits would be derived from the type of project proposed. Under the circumstances, he urged the Commission to refrain from establishing specific height limits for the property south of the Ferry Building and to allow that property to be developed as a planned-unit development.

Commissioner Brinton asked if the project being proposed by the U. S. Steel Realty Company would include a passenger ship terminal. Mr. Merrill replied in the affirmative and indicated that the terminal would have facilities sufficient to serve three vessels.

Edith L. St. Cyr, 3762-21st Street, stated that she was very much concerned about provision of open space along the waterfront particularly in view of the large projects which were being proposed for the area; and she wondered what guarantees could be given that open space and public access to the Bay would be provided along the Northern Waterfront. She also indicated that she would be opposed to the construction of high buildings along the waterfront because they would block views of the Bay from her home.

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Jules Dundes stated that he agreed with the portion of the Director's report which suggested that any buildings exceeding 65 feet in height in the waterfront area presently under consideration would ultimately impair views. However, he was not impressed with the proposal that portions of buildings not exceeding ten or fifteen percent of the project area would be permitted to rise above the height limits being recommended by the staff since such exceptions would be like being "a little bit pregnant." He stated that he had been a teacher for the past two years and had found it extremely difficult to explain to students of the younger generation why the older generation is doing what it is doing to the environment of the City. In conclusion, he stated that he opposed construction of any buildings over 65 feet in height along the subject area of the waterfront because once any exception to such a height limit would be allowed it would be impossible to stop the construction of a wall of high-rise buildings along the waterfront.

Ed Turner, representing the Marine Cooks and Stewards and Maritime Trades Department of the AFL-CIO, indicated his interest in the plans for the passenger ship terminal which had been described by Mr. Merrill. He also remarked that the procedures recommended by SPUR and the Chamber of Commerce seemed to be the type of approach which his union would support.

Richard H. Ciceri, architect for the proposed developer of one of the parcels of property under consideration, asked if there would be any conflict between two provisions of the draft of the height limit ordinance which specified in the first instance that "the siting of buildings or structures so that higher elements are located nearest The Embarcadero and lower elements outward from The Embarcadero" and in the second instance that "Construction of new piers or platforms so that the water's edge shall be maintained at the sea wall where feasible." The Director replied that the draft of the height limit ordinance merely provided that the Commission should take both factors into consideration in reviewing conditional use applications.

At 3:50 p.m. President Fleishhacker announced a fifteen-minute recess. The Commission reconvened at 4:05 p.m., interrupted the hearing on the proposed height limits for the Ferry Building area, and proceeded to consider two items listed on its 4:00 p.m. agenda.

PUBLIC HEARING ON ALCATRAZ ISLAND - SPECIAL USE DISTRICT

Allan B. Jacobs, Director of Planning, reported that the Federal government had notified the City that Alcatraz Island is no longer available for disposal. Under the circumstances, he recommended that the Commission postpone indefinitely its public hearing on proposed amendments to the City Planning Code regarding conditional use status for Alcatraz.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Brinton, and carried unanimously that the hearing be postponed indefinitely.

CU69.59 San Francisco Police Pistol Range parking area, east side of John Muir Drive, 200 feet south of Skyline Boulevard. Request for a Landing Field for Police Helicopters in a P District
(Under Advisement from meeting of December 4, 1969).

R. Spencer Steele, Assistant Director - Implementation, submitted a revised draft resolution of approval which he had prepared for consideration by the Commission, pointing out that the draft resolution contained one condition which specified that use of the Police Pistol Range parking area as a helicopter landing field with necessary accessory facilities should be limited to a period of three years from the date of adoption of the draft resolution unless continued by the City Planning Commission after another hearing under the conditional use procedures of the City Planning Code. He then recommended that the draft resolution be adopted.

The Secretary stated that he had received a letter from Albert F. Skelley, attorney for the Olympic Club, stating that the Olympic Club had no objection to the heliport which was being proposed by the Police Department.

Edward Washburn, representing the owners of the "Callan" property, requested that an additional condition be added to the draft resolution specifying that the proposed landing site should serve no more than two helicopters. On the other hand, if the heliport were to be used only for emergency landings after the initial three-year period, his firm would have no objection to such a continued use of the site; and, therefore he did not feel that it would be necessary to require the Police Department to come before the Commission at the end of the three-year period as required by the draft resolution which had been prepared by the staff of the Department of City Planning.

Commissioner Brinton did not feel that it would be desirable to limit use of the site to only two helicopters in spite of the fact that the Police Department does not at the present time anticipate purchasing more than two helicopters.

Captain Irish, representing the Police Department, confirmed that the Police Department would probably not have more than two helicopters in service unless outside assistance were needed in certain instances.

Mr. Steele felt that it would be desirable to require that a new conditional use hearing be held at the end of the initial three-year period if the Police Department wished to consider use of the subject site for emergency landing of helicopters. Such a hearing would enable both the Police Department and the staff of the Department of City Planning to re-evaluate the use of the site and its effect on the adjacent neighborhood.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF THE HISTORY OF ARTS
AND ARCHITECTURE
OFFICE OF THE DEAN
540 EAST 58TH STREET
CHICAGO, ILLINOIS 60637

Dear Mr. [Name]:
I am pleased to hear that you are interested in the
Department of the History of Arts and Architecture.
The Department is currently seeking applications for
the position of [Position]. The ideal candidate will
have a Ph.D. in a related field and a minimum of
five years of teaching experience. The position
will involve teaching undergraduate and graduate
courses in the history of art and architecture.
If you are interested in this position, please
send me a copy of your curriculum vitae and a
letter of recommendation from a professor who
can attest to your qualifications.

Thank you for your interest in the Department.
I will be in touch with you again soon.

Sincerely,
[Name]
Dean, Department of the History of Arts and Architecture

Enclosed for you are two copies of the Department's
brochure, which provides more information about the
Department and the position.

Very truly yours,
[Name]

cc: [Name]
cc: [Name]
cc: [Name]

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After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Newman, and carried unanimously that the draft resolution recommended by Mr. Steele be adopted as City Planning Commission Resolution No. 6460 and that the subject application be approved for a three-year period.

CONTINUATION OF PUBLIC HEARING ON PROPOSED HEIGHT LIMITS FOR FERRY BUILDING AREA

Robert Katz, chairman of the Waterfront Committee of the Telegraph Hill Dwellers, stated that his organization had worked closely with SPUR; however, the two organizations had a basic disagreement over developing the waterfront in a manner which would preserve shipping activities in the area. He stated that he felt the project described by Mr. Merrill would be beautiful in and of itself; but if one project were allowed to achieve great height, it would only encourage the construction of other tall buildings along the waterfront. Furthermore, no one would be able to see the ships anchored at the proposed passenger terminals since they would be hidden behind the terminal building.

Mr. Katz then quoted from page 45 of the Northern Waterfront Master Plan as follows:

"In the Ferry Building area, development east of The Embarcadero should preserve the dominance of the downtown skyline and should protect the physical dominance of the Ferry Building and its tower. Between Broadway and Howard Streets, development should not exceed 84 feet. However, the maximum of 84 feet should be permitted only if development enhances the Ferry Building and view corridors. Development height between Howard Street and the Bay Bridge could be 84 feet without detracting from the significance of the Ferry Building and the downtown skyline or blocking views between the City and the Bay."

Mr. Katz felt that the height limits which had been recommended by the Director of Planning for the Ferry Building area were basically contradictory to the principle stated in the Master Plan; and he believed that the height limits now being proposed had been developed to accommodate specific developments which had been proposed for the area. He felt that enormous pressures are being brought to bear from all sides; however, since the City had already adopted a Master Plan which specified that new buildings in the Ferry Building area should not exceed a height of 84 feet, he felt that the City Planning Commission was under both a moral and a legal obligation to implement the Master Plan and to establish the height limits which it had specified for the Ferry Building area.

Mrs. Hans Klussmann, representing San Francisco Beautiful, viewed the waterfront as San Francisco's last bulwark against high-rise buildings; and she felt that everything possible should be done to continue the waterfront in maritime use. She felt that it would be particularly desirable to retain passenger ship operations at the base of Telegraph Hill so that tourists arriving in the City would receive a favorable initial impression. While the Port Authority had proposed to phase out its operations at Pier 35, she had talked with the representative of a steamship company who had advised her that Pier 35 is in much better condition than most of the piers in New York City. Under the circumstances, she felt that it would be unfortunate if that pier were to be removed from maritime service.

Jean Kortum felt that the height limits presently being recommended by the staff of the Department of City Planning had been formulated to accommodate economic necessities and new developments which had been proposed for the Ferry Building area; and she felt that the height limits being recommended should have been based on a thoughtful appraisal of what is best for San Francisco. The Citizens Advisory Committee for the Northern Waterfront Study had agreed that height limits of 65 and 84 feet should be established in the area of the Ferry Building and that such height limits would satisfy both economic and other types of needs. The height limits presently being recommended by the staff would allow buildings to rise to 125 feet or 175 feet if the area in which structures would exceed the 84-foot height limit would be no greater than ten or fifteen percent of the project area. She noted that some of the piers now being proposed for development contain an area of approximately forty acres; and she calculated that fifteen percent of that total would amount to approximately six acres or four city blocks. She then asked the Commission to visualize a building of thirteen stories occupying four city blocks; and she felt that they would agree with her that such a building would not be inconsequential. Mrs. Kortum remarked that the last paragraph of the Northern Waterfront Report prepared by Arthur D. Little, Inc., had suggested that an agency might be established to be in charge of all development on the waterfront; and, if such an agency were to be established, she hoped that it would appreciate the maritime heritage of San Francisco. In any case, she felt that decisions should not be made solely on the basis of economics and that other factors should be given consideration. In that light, she felt that the height limits which had originally been recommended for the Ferry Building area should be adopted instead of the ones presently being recommended by the staff of the Department of City Planning.

Mrs. Toby Bloxam wondered if either the City Planning Commission or the Department of City Planning had heard of the proposal offered by SPUR before the present hearing. The Director replied that he had only recently been advised of SPUR's proposal. He indicated, however, that the proposals which he had just submitted to the Commission had been drafted at a much earlier date.

Mrs. Bloxam advised the Commission that many people are concerned about provision of adequate open space in the Northern Waterfront area; and, since the proposal which had been offered by SPUR might be a means of achieving a guarantee that the open space would be provided, she felt that consideration should be given to the proposal.

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David Jenkins, representing the Legislative Committee of the ILWU, stated that he respected the integrity of the staff of the Department of City Planning; however, he was primarily interested in the waterfront developments which would achieve new jobs for longshoremen, a large percentage of whom are from the racial minorities. Before expressing an opinion on the height limit proposals presently under consideration, he hoped that he would have an opportunity to meet with other labor unions representing workers on the waterfront so that a joint opinion could be presented which would be respected by both the City Planning Commission and the Port Commission. He stated that workers on the waterfront do not live on Telegraph Hill and would thus not experience any view problems if large buildings were constructed on the waterfront; however, they would be concerned if new developments along the Northern Waterfront were to have the effect of relegating waterfront workers to the Butchertown area. He believed that new housing should be built in the Northern Waterfront area, particularly housing for senior citizens. In view of all the problems being faced, he felt that it might be desirable to establish a single agency which would have overall authority over development of the waterfront. Most importantly, however, he hoped that someone would be able to "put a package together" and to do something on the waterfront.

Mrs. Moses Lasky, 10 Mountain Spring Avenue, stated that property owners on Twin Peaks were concerned about the effect which high-rise construction along the waterfront might have on their views. She also suggested that concern should be given to the height of buildings proposed for the area south of Market Street since height limits along the waterfront would serve little practical purpose if a "Chinese Wall" of high-rise buildings should be allowed to be built on the other side of The Embarcadero.

The Director stated that Cyril Magnin, President of the Port Authority, and other individuals had requested that the matter under consideration be taken under advisement at the conclusion of the present hearing. Before ending the meeting, however, he indicated that he wished to comment upon some of the statements which had been made during the course of the hearing. He believed that the recommendations of the staff of the Department of City Planning had respected the principle referred to in the SPUR statement to the effect that buildings should begin low at the water's edge, increasing in height as they are stepped back from the water. With regard to the other proposals offered by SPUR, he noted that the proposed passenger ship terminal is a very evasive item; and he emphasized that the City Planning Commission could not become a partner in an economic "trade-off" since the Commission has nothing to trade. With regard to questions raised about the phasing out of maritime uses along the Northern Waterfront, he stated that no assurances had been given that the maritime character of the uses north of Broadway would be changed; and, in any case, he did not believe that such a change would necessarily be desirable. While Mr. Merrill had inferred that open space could be achieved only if high-rise buildings were to be allowed, he saw no reason why it would not be possible to have both low buildings and open space; and he was convinced that open space could be achieved through the conditional use procedure which had already been established by the Commission. He believed that the height limit recommendations which had been formulated by the staff of the Department of City Planning would achieve the objects of the Master Plan for the Northern Waterfront area and they would protect the dominance of the Ferry Building as a major focal point. In conclusion, he stated that while the proposal for

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establishment of a single agency to be responsible for developments along the waterfront seemed to be a reasonable sort of idea, he pointed out that the City Planning Commission would be responsible for zoning in the area until such an agency has been established; and he did not feel that zoning decisions affecting the area should be delayed.

After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Porter, and carried unanimously that the subject matter be taken under advisement until the Commission's meeting on January 15, 1970.

Commissioner Porter requested that a representative of the Port Commission be present at the next meeting to comment upon the height limits which had been proposed by the staff of the Department of City Planning.

The Director stated that additional comments in writing would continue to be accepted at the office of the Department of City Planning even though the Commission did not intend to receive further oral presentations at its next meeting.

The meeting was adjourned at 5:05 p.m.

Respectfully submitted,

Lynn E. Pio
Administrative Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the special meeting held Friday, December 12, 1969.

The City Planning Commission met pursuant to notice on Friday, December 12, 1969, at 9:00 a.m. in the meeting room at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, President; Walter S. Newman, Mrs. Charles B. Porter, and Walter W. White, members of the City Planning Commission.

ABSENT: William M. Brinton, Thomas J. Mellon, and James S. Kearney, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; Samuel Jung, Planner IV; William Proctor, Planner IV; Roland Haney, Planner III; Sidney Shaw, Planner III; Jeanne Dierkes, Planner II; Walter Stoll, Planner II; and Lynn E. Pio, Secretary.

Scott Blakey represented the San Francisco Chronicle.

CAPITAL IMPROVEMENT PROGRAM REVIEW

R. Spencer Steele, Assistant Director - Implementation, stated that the various projects which would be reviewed during the course of the present hearing had already been reviewed by the Plan Implementation Committee of the Commission; and the Committee had recommended that the full Commission should review only new projects with policy considerations or projects which had already been approved but had been subject to substantial changes. Mr. Steele also noted that Section 104 of the Charter provides that the bonded debt of the City shall not exceed 12% of the assessed value of all real and personal property in San Francisco except for bonded indebtedness incurred for water supply, storage or distribution purposes. At the present time, the bonded debt limit set by Charter Section 104 would prevent issuance and sale of certain general obligation bonds which had already been authorized by the electorate; furthermore, the various departmental schedules of proposed capital improvements which were presently before the Commission for review included several proposals for project financing from additional general obligation bonds which would be submitted to the electorate during the next six-year period. The Capital Improvement Advisory Committee, being aware of the problems being faced, had called attention to three alternative solutions to the problem, the second of which would be to remove from the bonded debt limit those general obligation bonds which are actually paid from departmental revenues as distinct from sales tax or property tax receipts. Under the circumstances, he recommended that the Commission adopt a draft resolution recommending to the Mayor, the Board of Supervisors, and to the interested City departments and agencies that appropriate steps be taken at the earliest feasible time to secure amendment of Charter Section 104 so as to extend the present exemption in favor of bond-financed water projects to include the entire range of revenue-supported general obligation bonds, including but not limited to proposals submitted by the Airport Department, the Hetch Hetchy System, and the Port Commission.

UNITED STATES
DEPARTMENT OF AGRICULTURE

Washington, D. C., January 1, 1911.

Dear Sir: I have the honor to acknowledge the receipt of your letter of the 27th inst.

and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

Very respectfully,
J. B. HARRIS, Chief of Bureau.

Enclosed for you are two copies of a report of the Commissioner of the General Land Office, dated January 1, 1911, in relation to the proposed sale of the land in question.

Very truly yours,
J. B. HARRIS, Chief of Bureau.

Enclosed for you are two copies of a report of the Commissioner of the General Land Office, dated January 1, 1911, in relation to the proposed sale of the land in question.

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After discussion it was submitted by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the draft resolution recommended by Mr. Steele be adopted as City Planning Resolution No. 6461.

Sidney Shaw, Planner III, described a \$19 million project proposed by the Port Commission involving construction of a new LASH terminal in India Basin. He stated that a supplemental appropriation for the project was presently pending before the Board of Supervisors; however, since the Board could not act until the project had been approved by the City Planning Commission, the project had been brought before the Commission separately from other projects proposed by the Port Commission. Mr. Shaw stated that plans for the LASH terminal had been incorporated into the South Bayshore Study; and the City Planning Commission had adopted a resolution on September 12, 1968, approving the general configuration of fill and the general type of development contemplated by the Port Commission in the India Basin area.

John Yeomans, representing the Port Commission, described the proposed LASH terminal facility which would cover a total of 47 acres. He also indicated that the facility, once completed, would be leased by the P & O Steamship Line at an annual cost of approximately \$1,754,000 for a thirty-year period.

President Fleishhacker asked if the LASH terminal would be so highly specialized that it could not be used for other purposes. Mr. Yeomans replied that the LASH terminal would be highly specialized; however, a large part of the facility would be designed to be used for container operations.

The Director recommended that the proposed project be approved as in conformity with the Master Plan.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the proposed project be approved as in conformity with the Master Plan with an essential rating.

Jeanne Dierkes, Planner II, reviewed the projects which had been submitted by the International Airport as they appeared on pages 53 through 57 of the staff report dated December 12, 1969, and commented upon recommendations which had been made by the Staff of the Department of City Planning concerning those projects.

Dale Fearn, Assistant General Manager of the International Airport for Planning, was present to respond to any questions raised by the members of the Commission concerning projects proposed by his agency.

After discussion, it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the projects submitted by the International Airport be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

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Miss Dierkes then described the projects which had been submitted by the Municipal Railway as they appeared on pages 58 through 63 of the staff report. During the course of her presentation, she called attention to various policy statements recommended by the staff of the Department of City Planning, noting in particular the staff's suggestion that the City Planning Commission should recommend that a non-profit corporation be used as an alternative to the \$46 million bond issue for the Municipal Railway tentatively scheduled for consideration by the voters in the June, 1970, election.

Tom Mullaney, representing the Engineering Division of the Municipal Railway, described the various projects included in the bond issue proposal, noting that many of the projects would involve reconstruction of present facilities.

The Director asked what route had been considered by the Municipal Railway for connecting the "N" and "L" streetcar lines. Mr. Mullaney stated that consideration had been given to constructing the connection along the Great Highway.

The Director called specific attention to a policy statement which had been included on page 62 of the staff report which read as follows:

"The City Planning Commission supports the proposal for a track connecting the "N" and "L" streetcar lines, but is opposed to its construction along the Great Highway. The staff of the Department of City Planning should be consulted in regard to the determination of this right of way."

Miss Dierkes stated that the staff was also suggesting that the City Planning Commission should recommend that the cable car tracks be extended three blocks north on Taylor Street, terminating in a plaza at Fisherman's Wharf as proposed in the Northern Waterfront Development Plan and that the funds for that project should be included in the proposed bond issue. Mr. Steele stated that extension of the cable car tracks would require that the amount of the bond issue be increased by approximately \$500,000.

Commissioner Newman questioned whether the Commission should interject itself into the financial planning of the City by recommending that a non-profit corporation be used as an alternative to the proposed Municipal Railway bond issue. Other members of the Commission indicated that they shared Commissioner Newman's concern and suggested that the language of the recommendation be changed to indicate only that the Commission was recommending that thorough consideration should be given to the use of a non-profit corporation approach for financing of the Municipal Railway bond issue.

After further discussion, it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the projects submitted by the Municipal Railway be approved as in conformity with the Master Plan subject to the modified recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

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Miss Dierkes described the projects which have been submitted by the Water Department as they appeared on pages 64 through 71 of the staff report and called attention to the various notes and policy recommendations.

President Fleishhacker, noting that the Water Department had proposed to raise Lake Honda to connect with the water distribution system and that the Department of City Planning had recommended that the Water Department should consider maintaining Lake Honda Reservoir in its present natural condition as an urban amenity rather than rehabilitating and roofing it, asked if it would not be possible to raise the level of the water while still retaining the natural condition of the lake. Dale Keeley, representing the Water Department, stated that Lake Honda could not be connected with the City's water system unless it were to be covered for purification purposes. He indicated, however, that the Water Department had no objection to the staff's recommendation for the time being since the project was not proposed to be undertaken until the 1973-74 fiscal year.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the projects submitted by the Water Department be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

At 10:30, President Fleishhacker announced a ten-minute recess. The Commission reconvened at 10:40 a.m. and proceeded with hearing of the remainder of the agenda.

Mr. Steele described the projects which had been submitted by the Hetch Hetchy System as they appeared on pages 72 through 76 of the staff report and called particular attention to a policy recommendation contained on page 75 of the report withholding evaluation of various projects pending a determination of the method by which those projects would be financed and recommending that action be initiated to amend the Charter so that in the future all general obligation bonds to be supported in the first instance by departmental revenues would be exempted from the Charter limitation on the City's bonding capacity.

Pat Phillips was present to represent the Hetch Hetchy System.

President Fleishhacker felt that the policy recommendation urging amendment of the Charter so that all revenue supported general obligation bonds would be exempted from the Charter limitation on the City's bonding capacity was worded much too strongly; and he suggested that the policy statement should be changed to indicate that the City Planning Commission would be recommending only that thorough consideration be given to the desirability and feasibility of amending the Charter Section 104. The Commission agreed and asked that Resolution No. 6461, which had been adopted earlier in the meeting, be modified accordingly to recommend only that thorough consideration be given to the desirability and feasibility of amending Charter Section 104 instead of giving full endorsement to the amendment as was implied by the wording of the original draft resolution.

The first of these is the fact that the Government has not yet decided whether it will accept the offer of the United States to purchase the Canadian Pacific Railway. This is a matter of great importance, as the railway is one of the most valuable assets of the country.

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After further discussion, it was moved by Commissioner Porter, seconded by Commissioner White, and carried unanimously that the projects submitted by the Hetch Hetchy System be approved as in conformity with the Master Plan subject to the modified recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

Samuel Jung, Planner IV, described the projects which had been submitted by the Recreation and Park Department as they appeared on pages 1 through 16 of the staff report, calling attention to various notes and policy recommendations proposed by the staff of the Department of City Planning.

He also indicated that one project involving construction of a new park facility in the South of Market area at a cost of \$898,000 had accidentally been omitted from the staff report.

Ronald Ruther, representing the Zoological Gardens, described the master plan which had been prepared for new construction at the Zoo.

Tom Malloy, representing the Recreation and Park Commission, noted that the staff of the Department of City Planning had recommended a "hold" rating for Project 656.69.115 for rehabilitation and improvement studies for Golden Gate Park pending liaison with other City agencies. Since the project was not a capital improvement project and since it could be carried as part of the operating budget of the Recreation and Park Department, he agreed that it should be deleted from the Capital Improvement Program. The Director indicated that he did not question the need for the study, but recommended that the project should be removed from the Capital Improvement Program.

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the projects submitted by the Recreation and Park Department be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the revised staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Report which will be prepared and distributed on or before January 20, 1970.

Roland Haney, Planner III, described the major thoroughfares and street improvement projects of the Department of Public Works as they appeared on pages 17 through 24 of the staff report and commented on various notes and policy recommendations which had been proposed by the staff. He also recommended that a policy statement be entered in the minutes of this meeting concerning Project No. 670.70.108 for widening of Webster Street during the fiscal year 1970-71 between Grove and Ivy Streets along the easterly boundary of the Alamo Square FACE area and indicating that the project would satisfy the requirements of the Trafficways Plan for the step-by-step widening of Webster Street and Laguna Street in conjunction with urban renewal, but the Commission's determination of conformity to the Master Plan should be limited to the particular circumstances of the specific proposal under consideration.

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Dick Evans, representing the Traffic Engineering Bureau of the Department of Public Works, was present to respond to any questions raised by members of the Commission regarding the major thoroughfares and street improvement projects.

After discussion, it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the policy statement recommended by Mr. Haney for Project 670.70.108 be adopted. Subsequently, it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the major thoroughfares and street improvement projects submitted by the Department of Public Works be approved as in conformity with the Master Plan subject to the modified recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

Mr. Haney then described the street and sidewalk reconstruction projects which had been submitted by the Department of Public Works and which appeared on pages 25 through 32 of the staff report, calling attention to policy statements and notes which had been proposed by the staff of the Department of City Planning.

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the street and sidewalk construction projects of the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

Mr. Haney described the traffic signals and channelization projects which had been submitted by the Department of Public Works and which appeared on pages 33 through 38 of the staff report. He also commented upon the various policy statements and notes which were being recommended by the staff of the Department of City Planning.

After discussion, it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the traffic signals and channelization projects of the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

Mr. Haney described the street lighting projects proposed by the Department of Public Works as they appeared on page 39 of the staff report.

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the street lighting projects of the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

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Mr. Shaw described the landscaping and irrigation projects proposed by the Department of Public Works, as indicated on pages 40 through 47 of the staff report calling attention to the policy statements and notes which were being recommended by the staff of the Department of City Planning.

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the landscaping and irrigation projects of the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

Subsequently, Mr. Shaw described the miscellaneous Trafficways projects which had been submitted by the Department of Public Works as they appeared on pages 48 through 52 of the staff report and called attention to policy statements and notes which were being recommended by the staff of the Department of City Planning.

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the miscellaneous Trafficways projects of the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated December 12, 1969, and subject to the recommendations and notes which will be contained in the Interim Capital Improvement Program Report which will be prepared and distributed on or before January 20, 1970.

The meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Lynn E. Pio
Administrative Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, December 18, 1969.

The City Planning Commission met pursuant to notice on Thursday, December 18, 1969, at 1:00 p.m. at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, President; James S. Kearney, Vice President; William M. Brinton, Thomas J. Mellon, Walter S. Newman, Mrs. Charles B. Porter, and Walter W. Wight, members of the City Planning Commission.

ABSENT: None.

The Staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation; Dean L. Macris, Assistant Director-Plans and Programs; Edward I. Murphy, Assistant Director of Planning; Peter Groat, Planner IV; Ralph Mead, Planner IV-(Zoning); James Paul, Planner III; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner.

1:00 P.M. - FIELD TRIP

Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing on January 8, 1970.

2:15 P.M. - ROOM 282 - CITY HALL

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, distributed copies of the Department's Annual Report for the fiscal year 1968-69.

The Director then distributed copies of a draft resolution which he had prepared by which the Commission could express its intent to hold a public hearing to consider amendments to the City Planning Code creating a special sign district or districts for the Market Street area and establishing standards for signs and for various projections and structures in street areas, and authorizing the Zoning Administrator to set a time and place for such a hearing. After reading the draft resolution, he recommended its adoption. After discussion it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6462.

At this point in the proceedings, Commissioner Mellon arrived in the meeting room and assumed his seat at the Commission table.

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President Fleishhacker, noting that the Commission, during its Capital Improvement Program hearing on December 12, 1969, had adopted a policy statement recommending that thorough consideration should be given to use of a non-profit corporation approach to financing improvements in the Municipal Railway system, stated that he had given further consideration to the Commission's action and had come to the conclusion that he did not wish to be in the position of endorsing the non-profit corporation approach as a means of circumventing the wishes of the voters. He felt that projects such as those which were being proposed by the Municipal Railway should be submitted to the voters as bond issue proposals; and if the voters did not wish to approve the bond issues, the projects should be deferred pending a favorable vote.

After discussion of this matter, the Commission decided to modify the policy statement which had been adopted on December 12, 1969, to indicate that the non-profit corporation approach to financing might be investigated but that the City Planning Commission would have no recommendation regarding the type of financing ultimately to be used by the City for projects such as those being proposed by the Municipal Railway.

R69.65 - Surplus Property Inquiry - Alemany Boulevard near
Silver Avenue, Lot 1B, Block 6786A.

R. Spencer Steele, Assistant Director - Implementation, stated that the subject piece of property had been left over from the widening of Alemany Boulevard. The lot is approximately 25 feet wide by 22 feet deep; and the owner of an adjacent property, Lot 53 in Block 6786, had expressed an interest in purchasing the property and adding it to his rear yard. Mr. Steele indicated that the subject property is a lot of record; however, because of its small size, he felt that it would be unfortunate if it were to be sold as a separate building lot. Under the circumstances, he felt that merging of the lot with the rear yard of the adjacent property would be the most appropriate use for the land.

The Director recommended that the proposed sale of the property be found in conformity with the Master Plan provided that the sale of the parcel is contingent upon its merger with the adjacent lot.

After further discussion it was moved by Commissioner Kearney, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that the proposed sale of Lot 1B, Block 6786A, is in conformity with the Master Plan provided that the sale of the parcel is contingent upon its merger with the adjacent Lot 53, Block 6786.

R69.68 - Street trees on Pine Street between Van Ness Avenue
and Presidio Avenue.

Mr. Steele stated that a contract will soon be let for the narrowing of the sidewalks on Pine Street between Gough Street and Presidio Avenue, from 15 to 10 feet; and, as a result of that project, a number of existing trees will have to be removed. The property owners had expressed a desire for replacement of the trees and installation of new landscaping; and the Department of Public Works had agreed

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to ask for a supplemental appropriation of \$43,500 for planting Pine Street between Van Ness Avenue and Presidio Avenue. Undergrounding of utilities would be coordinated with the street widening; and the City would have to maintain the trees.

The Director recommended that the tree planting project be approved as in conformity with the Master Plan.

After discussion it was moved by Commissioner Newman, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that the proposed supplemental appropriation of \$43,500 for tree planting on Pine Street between Van Ness Avenue and Presidio Avenue is in conformity with the Master Plan.

R69.69 - Pierce Street between Oak and Fell Streets - Change in Official sidewalk widths, from 15 feet to 22 feet between the northerly line of Oak Street and 10 feet northerly, and between the southerly line of Fell Street and 10 feet southerly.

R. Spencer Steele, Assistant Director - Implementation, reported on this matter as follows:

"The flat buildings on both sides of Pierce Street between Oak and Fell Streets are being completely rehabilitated. The utilities on Pierce Street will be undergrounded and street trees installed as part of the project. In order to further enhance the project, the developer proposes to widen the existing 15-foot sidewalks to 22 feet for a distance of 10 feet from each corner, and install benches, trash receptacles, planting and signs which will identify the project as Frederick Douglass Plaza.

"The Pierce Street right-of-way is 68' 9", and the roadway width is 38' 9", permitting two traffic lanes and two parking lanes. The sidewalk widening would require that parking be prohibited at the corners. The street has a grade of 14 per cent, descending from Fell to Oak Street.

"The benches, associated retaining walls, signs and other encroachments will require Art Commission approval and a revocable encroachment permit.

"The Interdepartmental Staff Committee on Traffic and Transportation has approved the proposal for sidewalk widening; however, the Department of Public Works is concerned about the size and placement of the identifying signs because if they are placed at the apex of the corners, they could obscure motorists' view of pedestrians."

The Director recommended that the proposed change of sidewalk widths be approved as in conformity with the Master Plan.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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1. The first step in the process of identifying a problem is to determine the nature of the problem. This involves a thorough understanding of the situation and the people involved. It is important to gather all relevant information and to consider the perspectives of all stakeholders. Once the nature of the problem is understood, the next step is to identify the causes of the problem. This involves a careful analysis of the situation and the people involved, and a determination of the factors that are contributing to the problem. Once the causes of the problem are identified, the next step is to develop a plan of action. This involves determining the steps that need to be taken to address the problem, and assigning responsibility for each step. Finally, the last step in the process is to implement the plan of action. This involves carrying out the steps that have been identified, and monitoring the progress of the plan. Once the plan has been implemented, it is important to evaluate the results and to make any necessary adjustments. This process of identifying a problem and developing a plan of action is a continuous one, and it is important to remain flexible and open to change.

[illegible]

2025 RELEASE UNDER E.O. 14176

11. I have a 1964 Ford Mustang coupe. It is a dark blue color. It has a white interior. It has a white top. It has a white bottom. It has a white side. It has a white back. It has a white front. It has a white rear. It has a white wheel. It has a white tire. It has a white hubcap. It has a white door. It has a white window. It has a white roof. It has a white floor. It has a white ceiling. It has a white engine. It has a white transmission. It has a white axle. It has a white suspension. It has a white steering. It has a white brake. It has a white clutch. It has a white gear. It has a white shift. It has a white pedal. It has a white seat. It has a white belt. It has a white door. It has a white window. It has a white roof. It has a white floor. It has a white ceiling. It has a white engine. It has a white transmission. It has a white axle. It has a white suspension. It has a white steering. It has a white brake. It has a white clutch. It has a white gear. It has a white shift. It has a white pedal. It has a white seat. It has a white belt.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. It is a very important document, and it is one of the most interesting documents in the collection.

three to five days after the first symptoms of infection.

[illegible][illegible]

12/18/69

After discussion it was moved by Commissioner Kearney, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that the proposed change in official sidewalk widths on Pierce Street between Oak and Fell Streets from 15 feet to 22 feet between the northerly line of Oak Street and 10 feet northerly, and between the southerly line of Fell Street and 10 feet southerly, is in conformity with the Master Plan.

CONSIDERATION OF PROPOSAL TO DESIGNATE CITY HALL AS A LANDMARK

The Director stated that the Landmarks Preservation Advisory Board, acting on the request of Supervisor Tamaras, had recommended that the San Francisco City Hall be designated as a landmark. He indicated that a case report describing the architectural features of the City Hall had already been sent to members of the Commission for their review. Because of the special historical, architectural and aesthetic interest and value of the City Hall, he agreed that it should be designated as a landmark; and he had prepared a draft resolution for consideration by the Commission which would approve the proposal to designate the City Hall as a landmark pursuant to Article 10 of the City Planning Code.

Mr. Steele stated that since the City Hall is a public building, the Landmarks Preservation Advisory Board would have the authority to review interior as well as exterior changes proposed for the building if it were to be designated as a landmark; and he indicated that the Board of Supervisors would be apprised of that fact when the proposed designation of the building as a Landmark is before them for consideration.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Newman, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6463 and that the proposal to designate the City Hall as a Landmark be approved.

PRESENTATION OF HOUSING SURVEY REPORT

Allan B. Jacobs, Director of Planning, Peter Groat, Planner IV, and Dr. David Bradwell presented and summarized the report which is available in the files of the Department of City Planning. Following the presentation, Mr. Groat and Dr. Bradwell responded to questions raised by members of the Commission.

CONSIDERATION OF DEPARTMENTAL BUDGET FOR 1970-71 FISCAL YEAR

The Director distributed and discussed drafts of the budget and work program for the Department of City Planning for the next fiscal year, noting that 8 new positions were being requested by the Staff of the Department of City Planning. In addition to the new positions, funds in the amount of \$250,000 were being requested for the preparation of a comprehensive plan for Chinatown, bringing to a total of \$1,326,698 the amount of money being requested in the proposed budget.

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12/18/69

Commissioner Brinton, noting that no new clerical positions were being requested to serve the 8 new professional employees requested, asked the Director if he did not feel that additional clerical help would be needed. The Director replied that it was his opinion that additional clerical help would be needed; however, he had not included such requests in the proposed budget because he doubted that they would be approved by the Board of Supervisors.

After further discussion it was moved by Commissioner Brinton, seconded by Commissioner Porter, and carried unanimously that the budget proposed by the Director of Planning be amended to include two new clerical positions and the necessary furniture and equipment for those positions and that the revised budget and work program be approved.

The meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

